

1035 - 1039 RESERVOIR AVENUE CRANSTON, RI

OFFICE/RETAIL BUILDINGS / $\pm 10,000$ SF / ± 1.1 ACRES

FOR SALE \$2,700,000



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1035 Reservoir Avenue



1039 Reservoir Avenue



1035 & 1039 RESERVIOR AVE, CRANSTON RI / FOR SALE \$2,700,000
HIGHLIGHTS

Located in the heart of Cranston's Reservoir Avenue, 1035–1039 Reservoir Avenue offers exceptional visibility, high traffic counts, and strong neighboring retail. The site provides ample on-site parking and easy access to I-95 and Route 10. Perfect for medical, retail, or professional office users seeking a prime, established location.

SALE PRICE

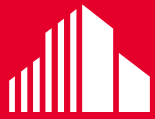
\$2,700,000

NEIGHBORS

Wendy's, Taco Bell, McDonald's, Sephora, Nike, Lululemon, CVS, Bank of America, Citizens Bank, Starbucks, Dunkin, J Crew, Banana Republic and More



ADDRESS	1035 RESERVOIR AVE	1039 RESERVOIR AVE
PARCEL ID	9-2385-0-1035/ 9-3534-0-0	9-2388-0-1039/ 9-2409-0-0
AVAILABILITY	VACANT (SUBJECT TO SELLER RELOCATION)	VACANT
BUILDING SIZE / LAND AREA	±8,304 SF / ±0.69 ACRES	±1,713 SF / ±0.41 ACRES
BUILDING AGE	BUILT IN 1996	BUILT IN 1951 RENOVATED IN 1989
ZONING	C1 (NEIGHBORHOOD COMMERCIAL DISTRICT)	
PARKING SPACES	55 SPACES (5.49/1,000 SF)	

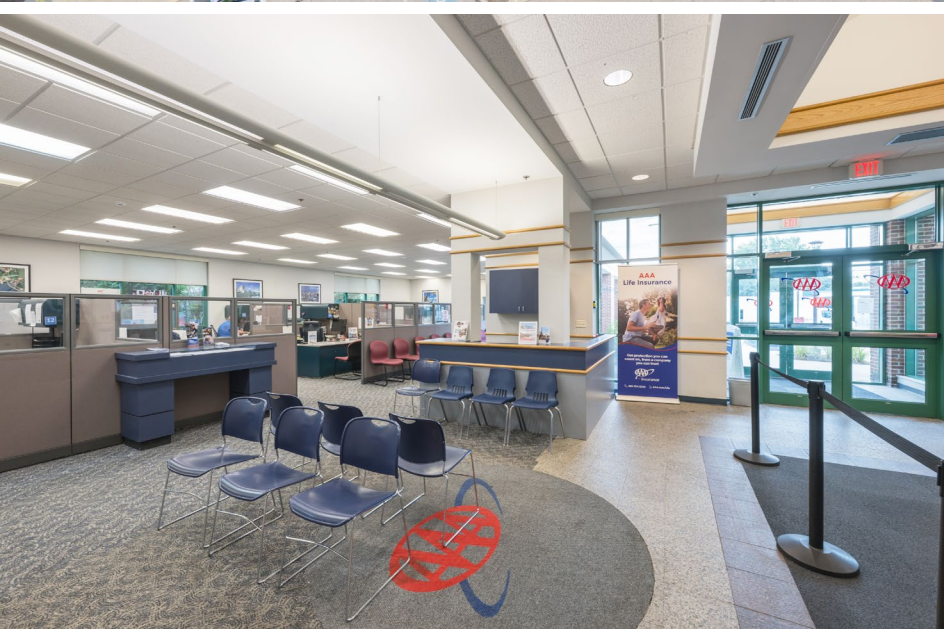


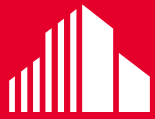
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IMAGES

1035 RESERVOIR AVENUE, CRANSTON RI



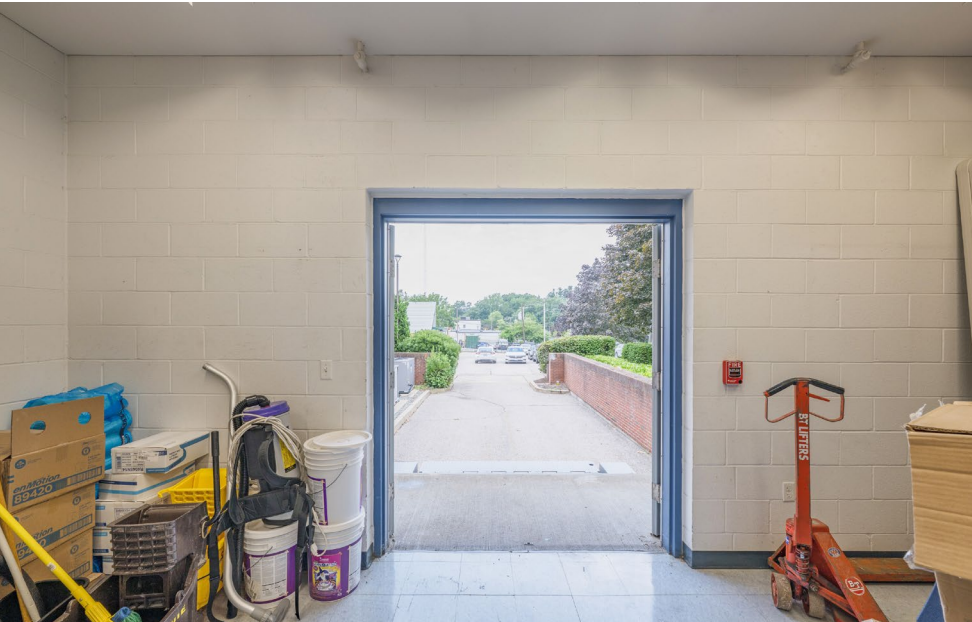


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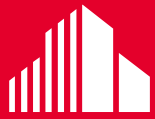
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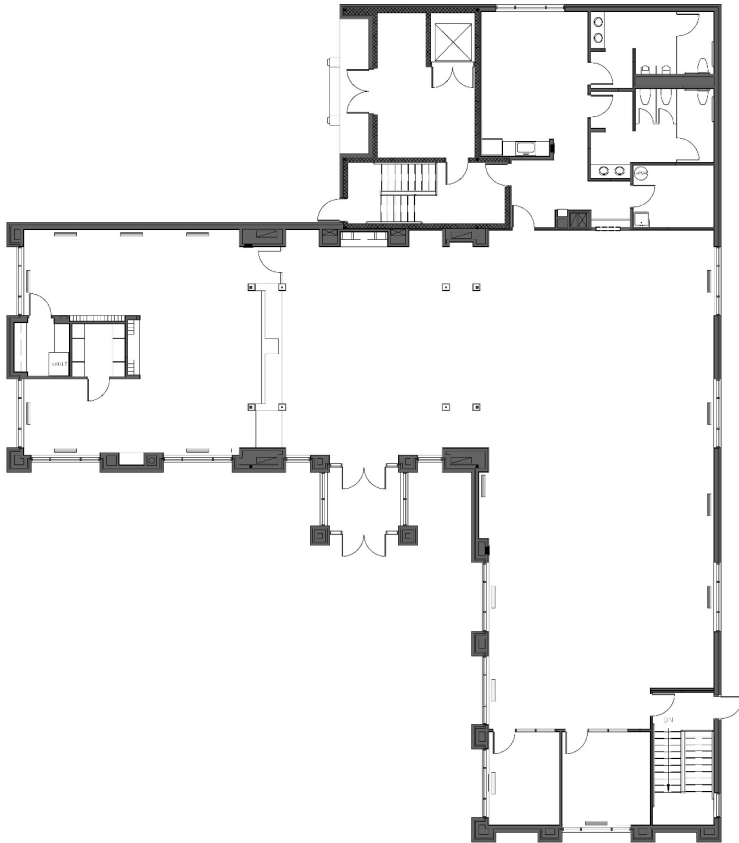


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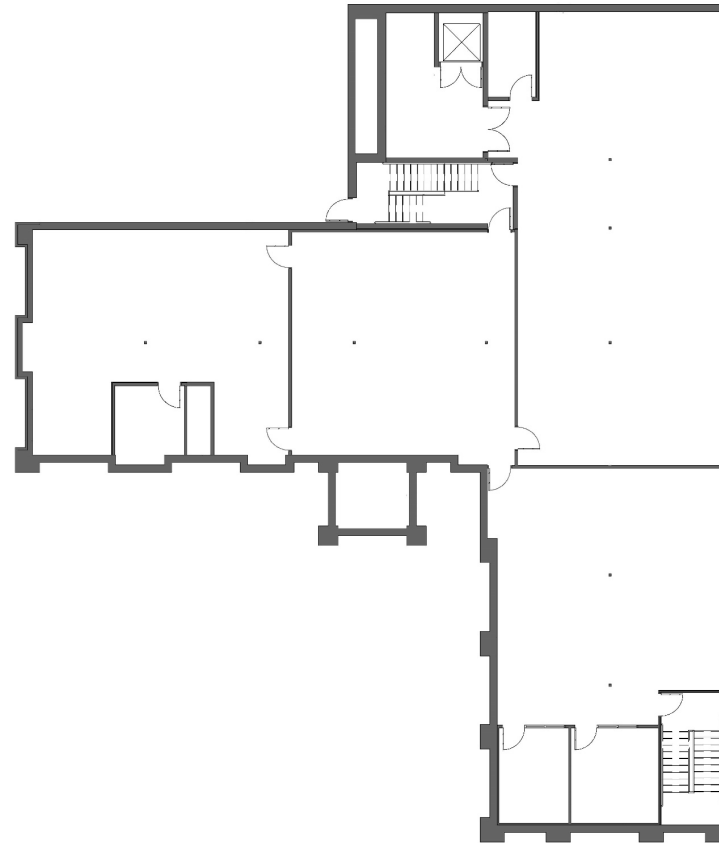
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FLOOR PLAN

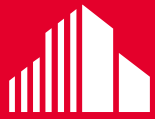
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1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



2 EXISTING LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

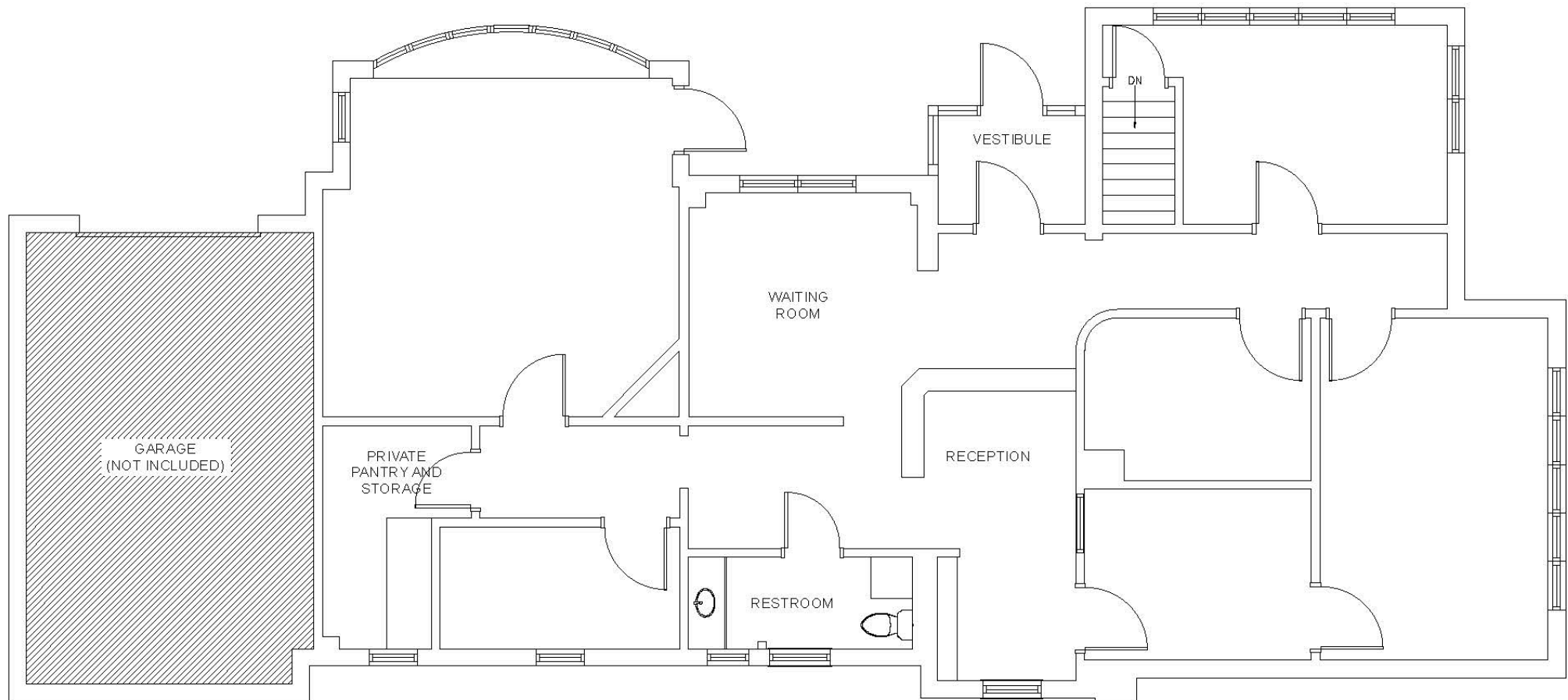


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FLOOR PLAN

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NEIGHBORHOOD MAP
1035 – 1039 RESERVOIR AVENUE, CRANSTON RI
