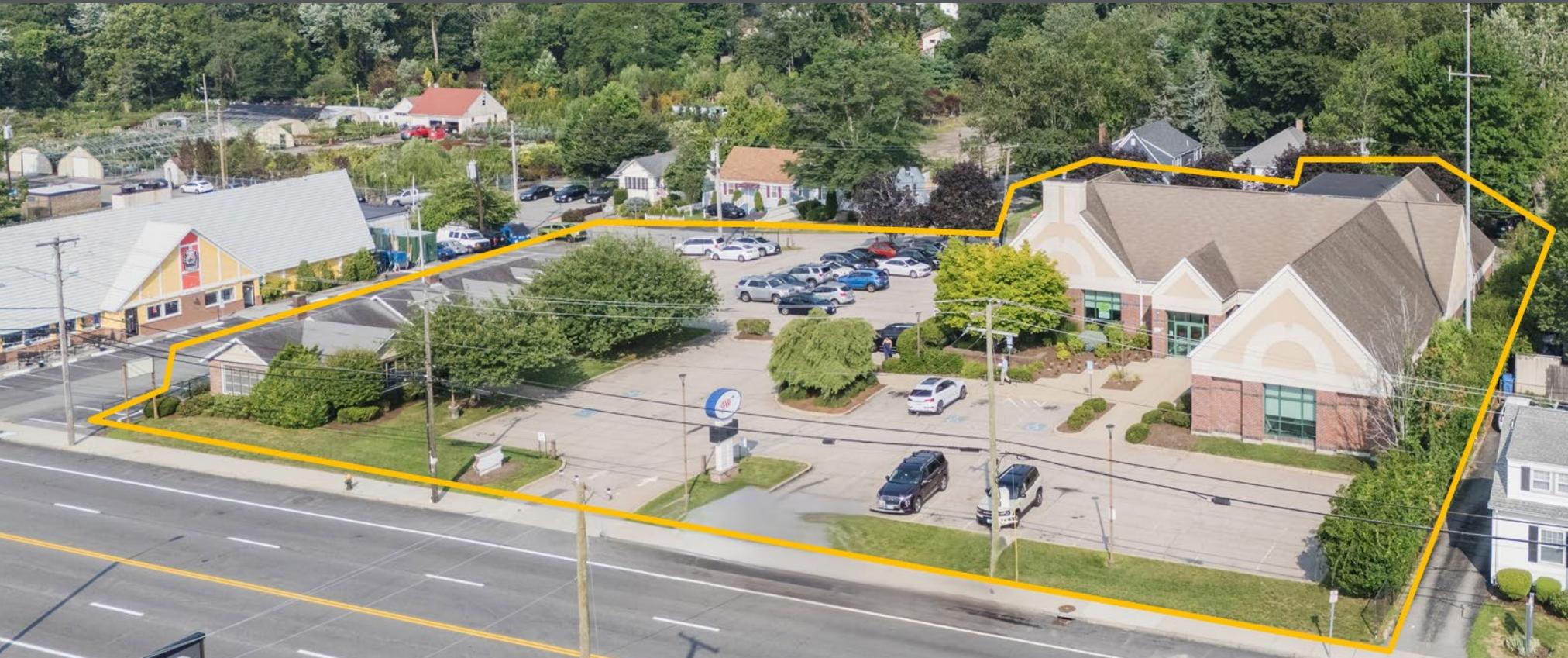


# 1035 - 1039 RESERVOIR AVENUE CRANSTON, RI

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

FOR SALE \$2,700,000



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HAYES & SHERRY

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1035 Reservoir Avenue



1039 Reservoir Avenue



## 1035 & 1039 RESERVOIR 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)	

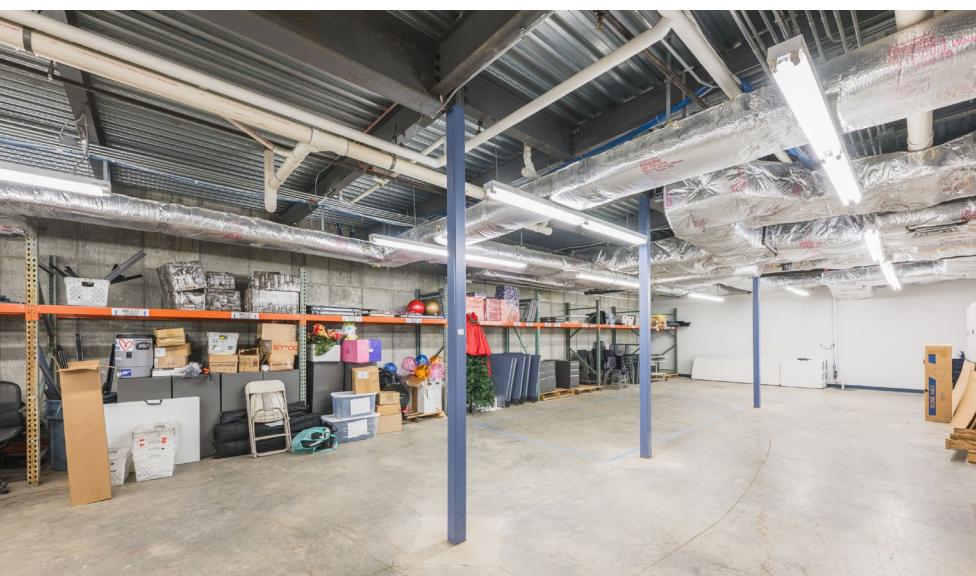
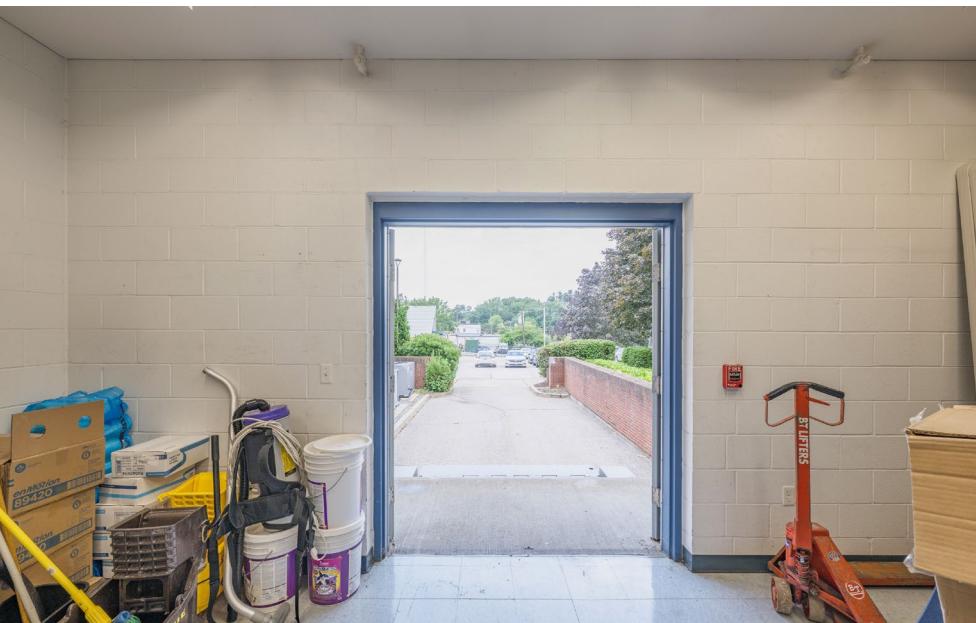
**IMAGES**

**1035 RESERVOIR AVENUE, CRANSTON RI**



IMAGES

1035 RESERVOIR AVENUE, CRANSTON RI





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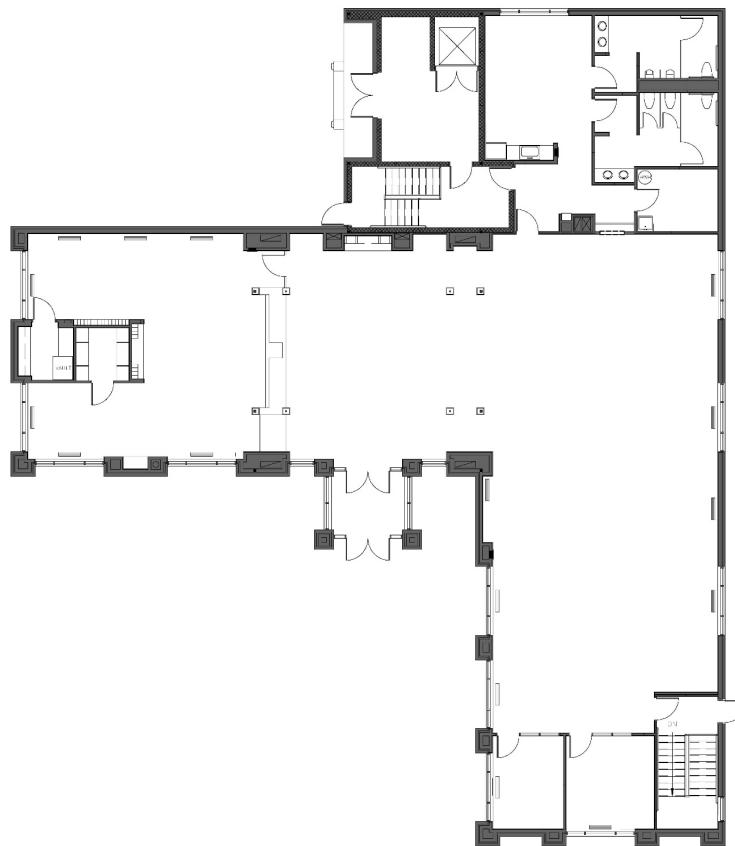
IMAGES

1039 RESERVOIR AVENUE, CRANSTON RI

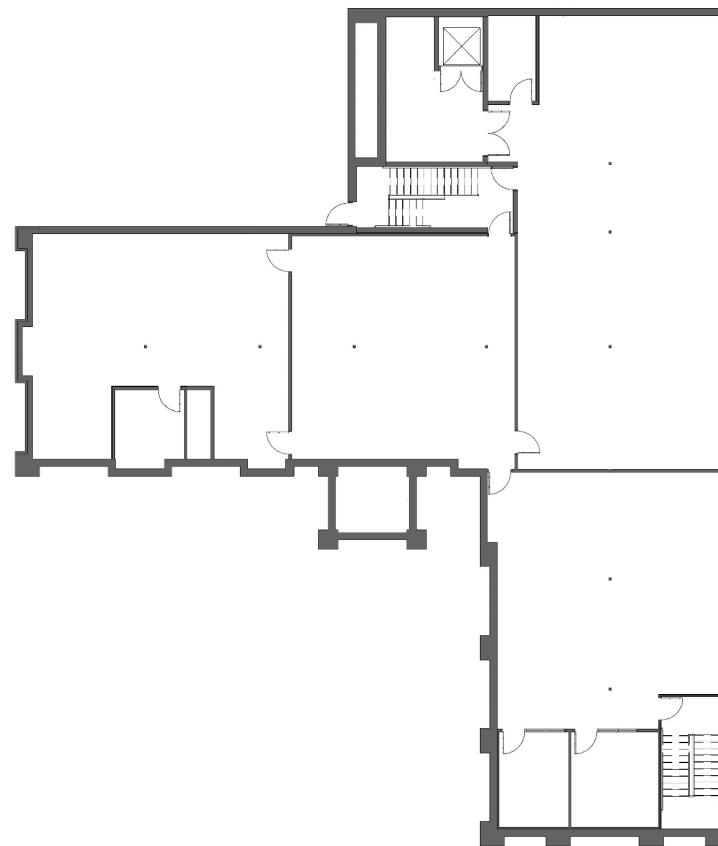


FLOOR PLAN

1035 RESERVOIR AVENUE, CRANSTON RI



TRUE NORTH  
PROJECT NORTH  
N  
1 EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



TRUE NORTH  
PROJECT NORTH  
N  
2 EXSITING LOWER LEVEL FLOOR PLAN  
1/8" = 1'-0"

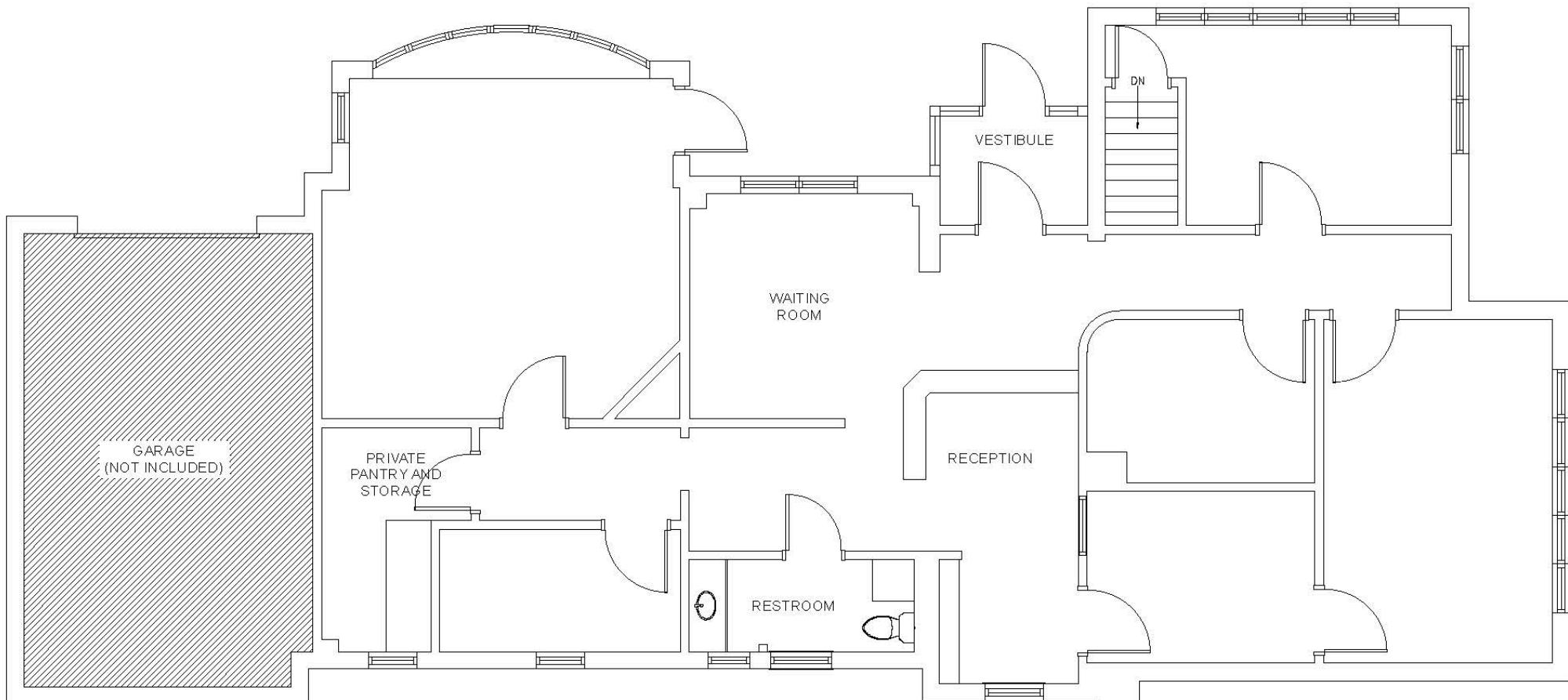


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FLOOR PLAN

1039 RESERVOIR AVENUE, CRANSTON RI





CUSHMAN &  
WAKEFIELD

HAYES & SHERRY

## NEIGHBORHOOD MAP

## 1035 – 1039 RESERVOIR AVENUE, CRANSTON RI

