

# 69 Montgomery St Pawtucket RI

## *Welcome to 69 Montgomery.*

### **Unique Investment Opportunity – Prime Location, High Potential Returns**

Unlock the potential of this unique 8-unit commercial property with two garages in the heart of Pawtucket. Fully operational and income-producing, this turn-key investment currently has two vacancies, offering immediate upside for the savvy investor. With rents currently below market value, there's a clear path to increasing revenue and maximizing your cap rate.

Zoned for possible flexibility\*, this property presents multiple value-add options: maintain the commercial/general use income, convert units to residential\*, or capitalize on untapped potential by adding residential units above the existing garages\*.

Located just steps from the Pawtucket Train Station and walking distance to downtown Pawtucket, this gem offers unbeatable access—just minutes from downtown Providence, the East Side, Brown University, Route 146, I-295, I-95, South Attleboro T Station, and the Massachusetts line.

This is an exclusive unique opportunity in a rapidly developing area—don't miss your chance to invest in a high-demand corridor with strong growth potential. *\*Buyer/Buyers Broker responsible for due diligence. Owners/Agents/Brokers make no guarantees, warranties.*

**Contact us today for more details!**

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