

RESTAURANT & MIXED USE BUILDING FOR SALE OR LEASE



1058 CHARLES STREET

North Providence, RI 02904

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Absolute turn-key restaurant including full kitchen, dining room, two beautifully crafted mahogany bars with a coal fired pizza oven and plenty of lower level office, storage, refrigeration/freezer and keg room area. In addition, adjacent to the restaurant is a mixed use commercial building with a 1,000' +/- retail unit and two apartments. The apartments include a one-bedroom and two-bedroom configuration. Also, there are two parking lots across the street that may be buildable for residential use. There are approximately 55 parking spaces currently servicing the restaurant & mixed use property. Plat 2, Lots 250, 262, 249, 264 and 247.

LOCATION DESCRIPTION

The restaurant and mixed use property are well located close to the intersection of Mineral Spring Avenue & Charles Street, adjacent to the Walgreens Pharmacy and across from the Cumberland Farms in North Providence. It is highly accessible from RT 146 N/S and minutes from Providence.

PROPERTY HIGHLIGHTS

- 5,000 SF Turn Key Restaurant
- Mixed-Use Property with Retail Store-Front and Two Residential Apartments
- Three Parking Lots
- Strong Demographics
- Easy Highway Access
- Very Busy Trade Area
- Restaurant RE Taxes \$15,039
- Mixed Use Building RE Taxes \$5,898
- Lots (3) RE Taxes \$3,894
- Lots are buildable

OFFERING SUMMARY

Sale Price:	\$1,575,000
Building Size:	5,000 SF
Lease Rate:	\$10,500.00 per month (NNN) plus asking Key Charge of \$400,000
Available SF:	5,000 SF

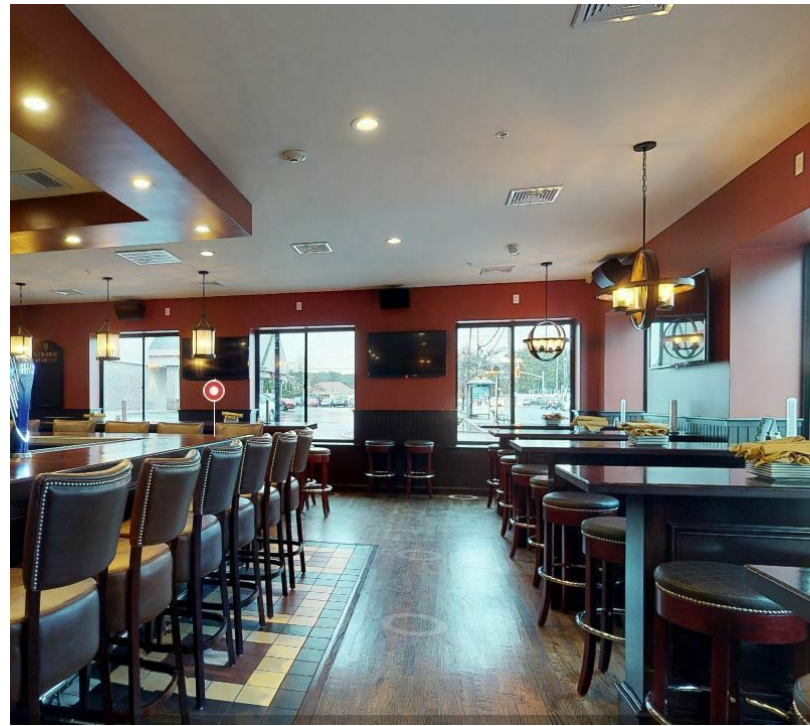
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MIXED USE PHOTOS

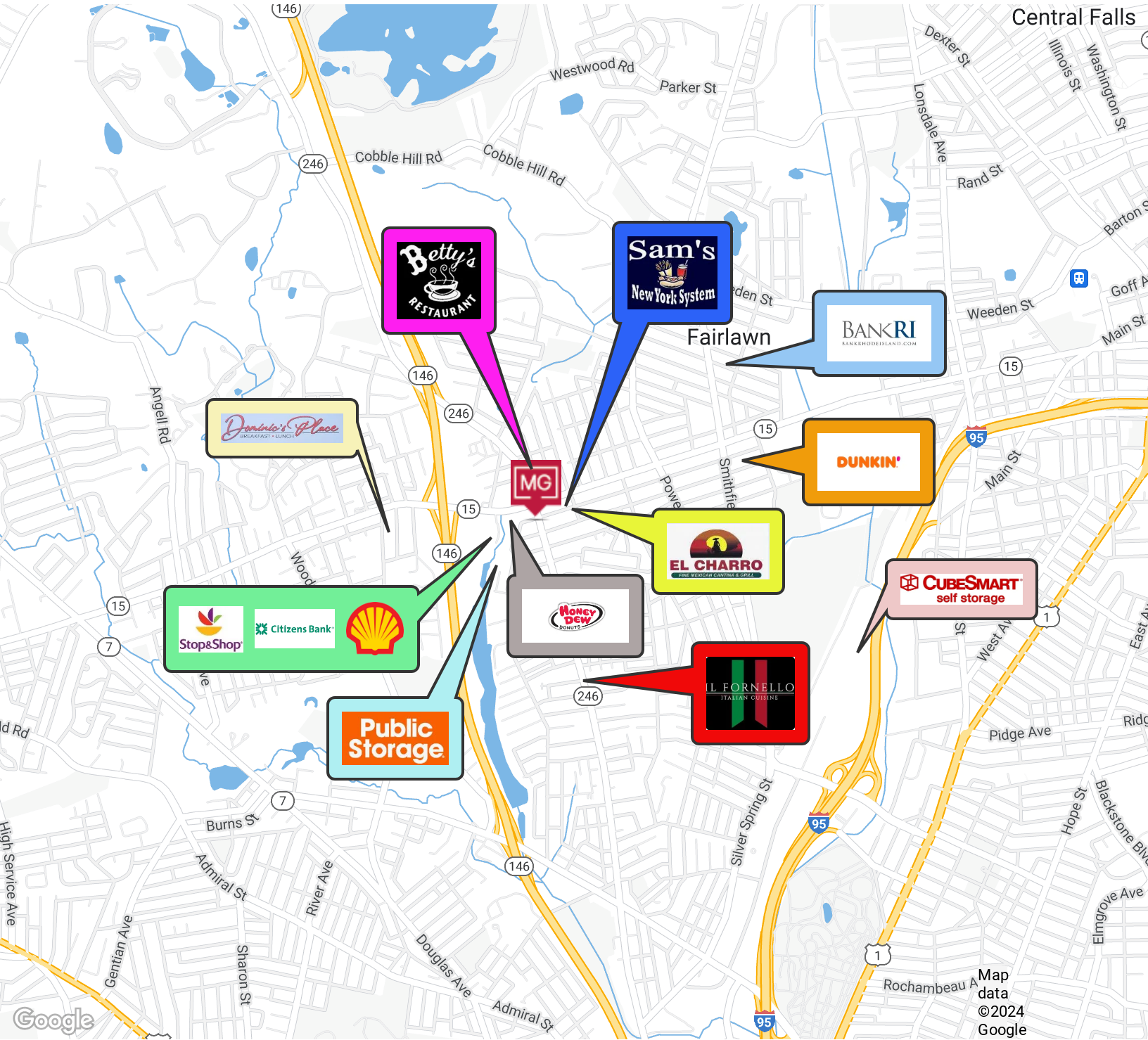


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RETAILER MAP



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