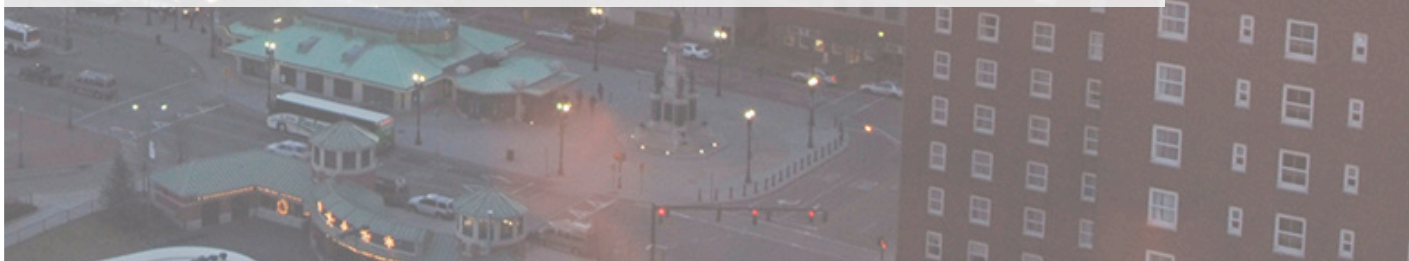


sweeney

REAL ESTATE & APPRAISAL

MIXED USE INVESTMENT

122 NORTH MAIN STREET WOONSOCKET - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
T: 401.331.9300 • F: 401.331.9306 • www.sreari.com



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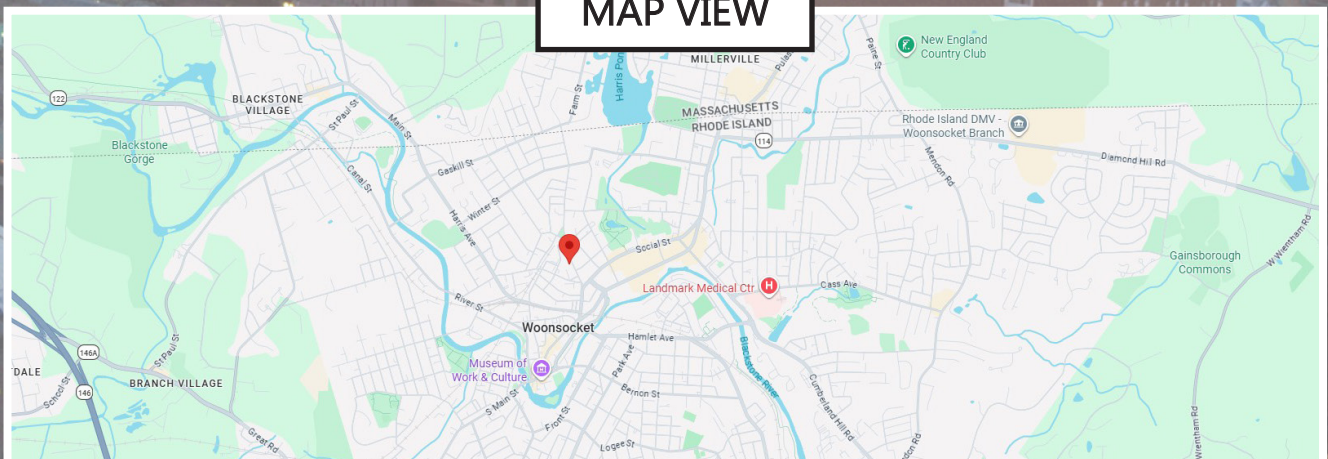
122 NORTH MAIN STREET WOONSOCKET - RHODE ISLAND

**Asking Price: \$2,795,000
(Plat 13D, Lot 125, Sec 5)**

PROPERTY DETAILS

- 19-Unit Mixed Use
- Renovated 2023
- 7.24% Market Cap Rate
- 6.6% Effective Cap Rate
- 10,764± SF Residential
- 3,940± SF Retail Space
- 0.43± Acres of Land
- Zoned Mixed Use (MU1)
- 20+ Space Parking Lot
- All Unit Utilities (Gas, Water, Electric) Separately Metered
- Residential Units Include Laundry Hookups & Individual Water Boilers
- Just off Social Street
- Estimated Taxes: \$39,164
- Opportunity Zone Location

MAP VIEW



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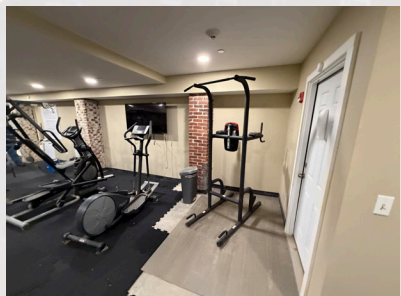
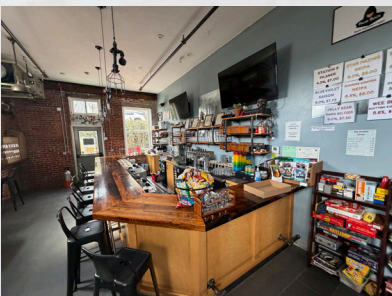
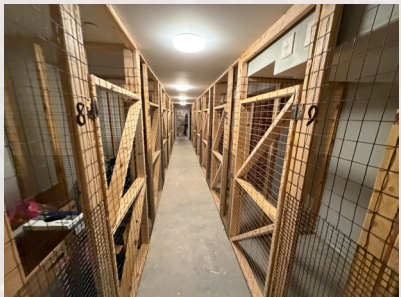
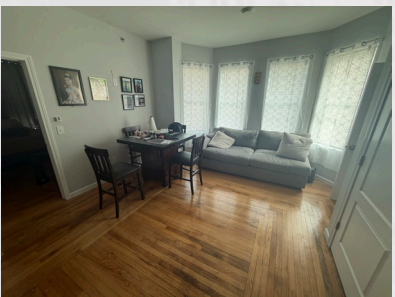
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ADDITIONAL PHOTOS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.

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