

MIXED-USE PROPERTY FOR SALE



# 830 CUMBERLAND HILL ROAD

Woonsocket, RI 02895

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

830 Cumberland Hill Road consists of three (3) parcels totaling 2.27 acres (Plat Map 42 / Lots 461, 469 and 483). Three (3) structures are located on Lot 483 consisting of a 4,714 SF building (store-front) along Cumberland Hill Road and two (2) buildings (warehouse) towards the back of the property totaling 8,440 SF. Lot 469 contains a covered canopy-type structure totaling approximately 6,000 SF. Lot 461 contains a paved parking area.

## LOCATION DESCRIPTION

830 Cumberland Hill Road in Woonsocket is well-located just to the west of the established business park setting known as the Highland Corporate Park in Woonsocket, Rhode Island. With frontage along well-traveled Cumberland Hill Road (Route 122), the property is highly visible with immediate access to Route 146 and I-295, and is approximately 15 minutes to I-495 and I-95 in Massachusetts.

## OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	2.27 Acres
Total Building/Structure SF:	19,154 SF

## PROPERTY HIGHLIGHTS

- Three (3) Buildings Totaling 13,154 SF
- Covered Canopy Structure - 6,000 SF
- 2.27 Acres of Land
- Paved Parking/Exterior Storage Areas
- On-Site Expansion Potential
- High Visibility Location
- Close Proximity to Routes 99/146/295

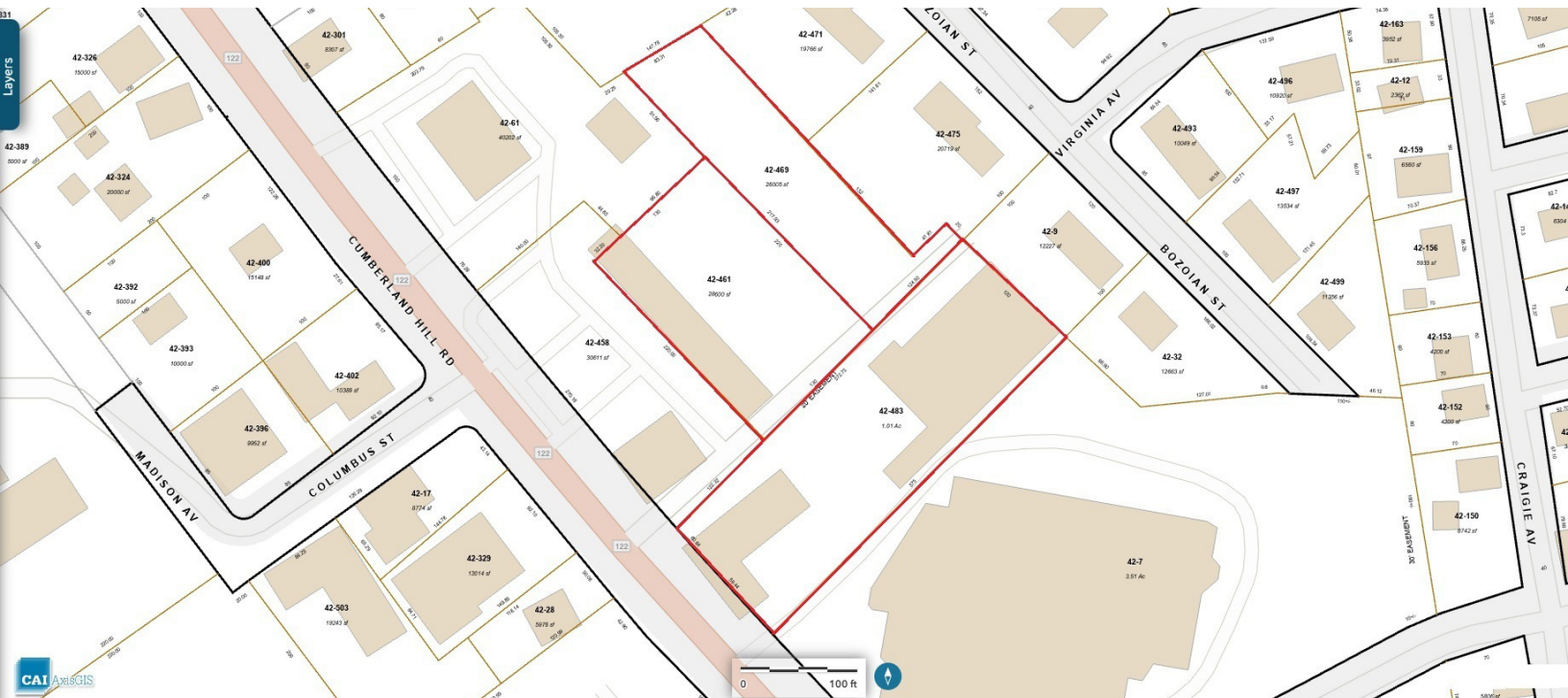
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# ADDITIONAL PHOTOS & PARCEL MAP



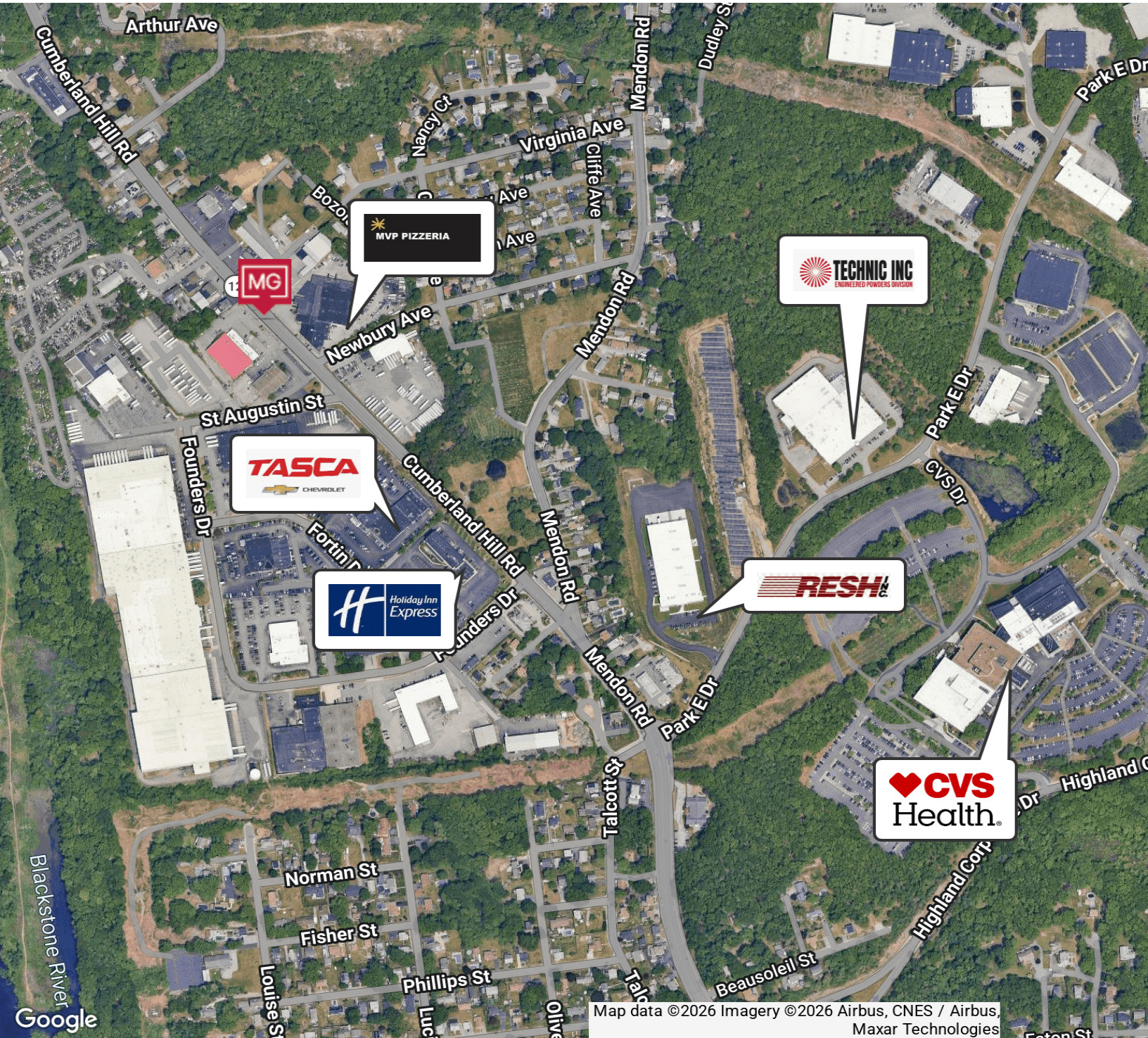
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# LOCATION MAP



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