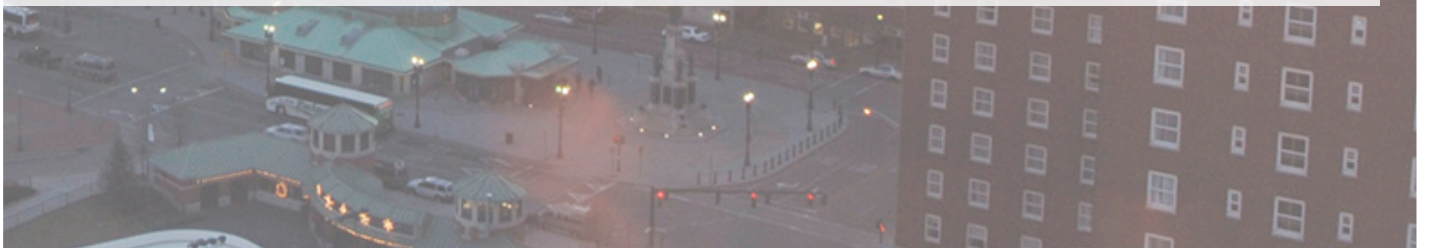


sweeney

REAL ESTATE & APPRAISAL

COMMERCIAL SITE FOR SALE

310 RESERVOIR AVENUE PROVIDENCE - RHODE ISLAND



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



JAY KERN | JKERN@SREARI.COM | 401-331-9300 X206 | 401-523-1049

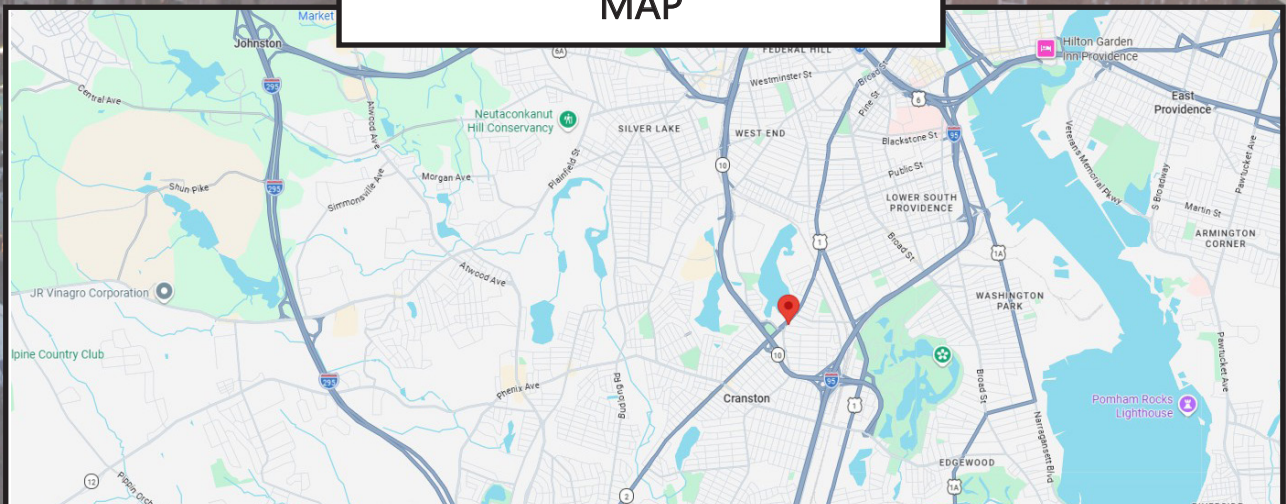
310 RESERVOIR AVENUE PROVIDENCE - RHODE ISLAND

**ASKING PRICE: \$975,000
(Plat 61, Lot 983)**

PROPERTY DETAILS

- 6,720± SF Building
- 24,250± SF of Land
- Reception Area
- Mostly Private Offices
- Conference Room
- Potential for Multi-Tenant
- 33+ Parking Spaces
- High Traffic Count
- 170+ FT Frontage RT-2
- Zoned Commercial - C2
- On/Off Rt-10
- Quick to I-95, Downtown Providence & Cranston
- Estimated Taxes: \$18,694

MAP



310 RESERVOIR AVENUE PROVIDENCE - RHODE ISLAND

DEMOGRAPHICS

Radius	Population	Average HH Income
1 Mile	22,455	\$88,902
3 Miles	187,937	\$89,452
5 Miles	371,081	\$97,193

AERIAL



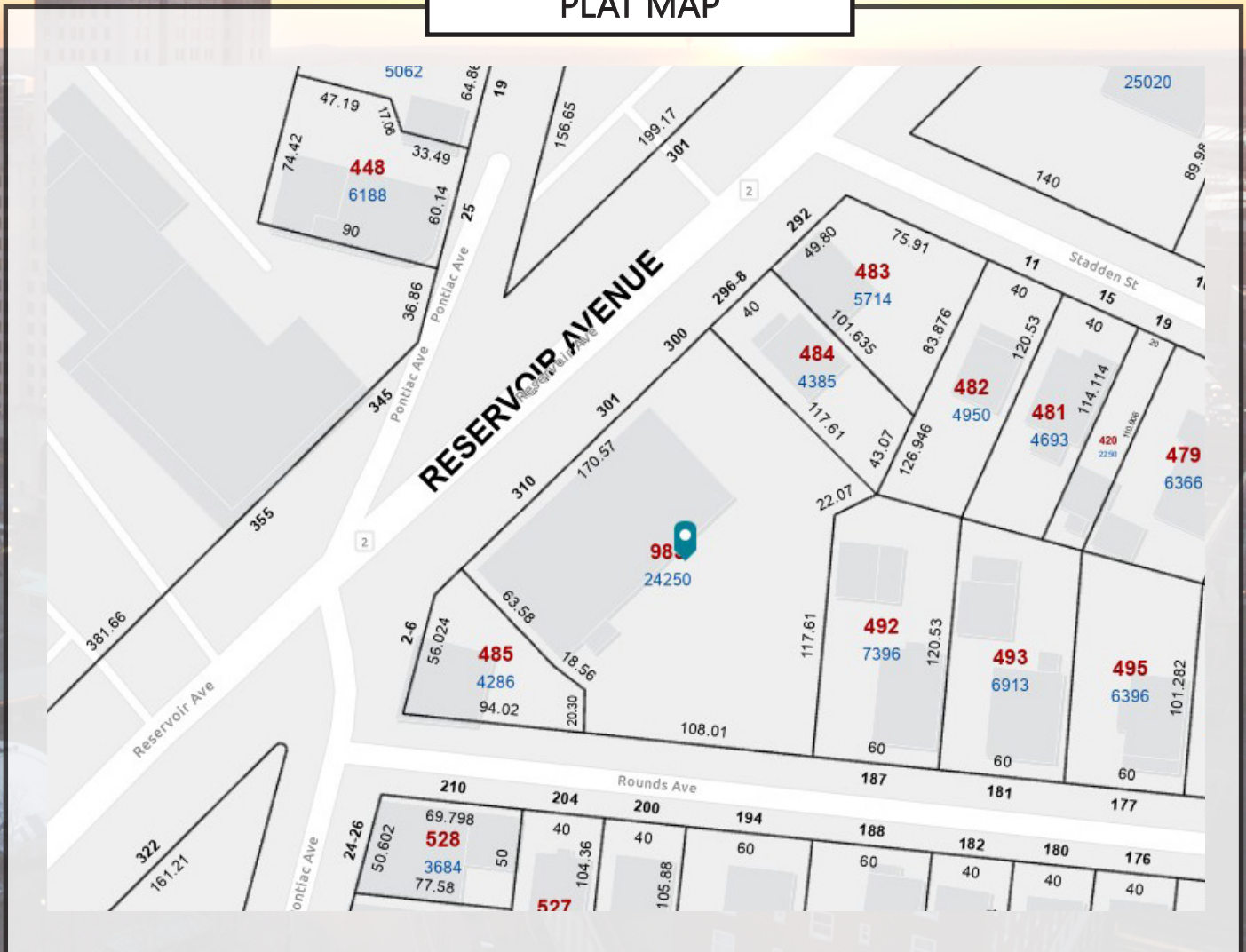
sweeney

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PLAT MAP



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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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