



51 Aster Street
West Warwick, RI

sweeney
REAL ESTATE & APPRAISAL

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51 Aster Street, West Warwick, Rhode Island

BUILDING SIZE

12,000± SF Building with 0.64 Acres of Land

TENANT MIX

There are three tenants currently leasing space. Tenant 1 takes up half the building and tenants 2 & 3 split the remaining half.

ZONING

This property is zoned CI for commercial Industrial Use

LOCATION

Just off Providence Street with quick access to I-295, I-95 and Bald Hill Road.

NET OPERATING INCOME

The 2026 estimated NOI is \$80,664/year

VACANT SPACE

There is currently no vacancy at this property

LOADING

There are four (4) overhead doors

TAXES

The estimated 2026 taxes are \$19,654/year

PROPERTY MANAGEMENT

The current ownership manages the property.

UTILITIES

Ownership pays for heat & common electric. Tenant electricity is separately metered and paid directly.

FINANCIALS



	Lease Term	SF Occupied	Monthly Rent	Annual Rent
Income				
Tenant 1	2/1/2030	6,662	\$ 5,150	\$ 61,800
Tenant 2	10/1/2026	2,669	\$ 2,301	\$ 27,617
Tenant 3	5/1/2028	2,669	\$ 2,322	\$ 27,858
Total Income		12,000	\$ 9,773	\$ 117,275
Expenses				
Real Estate Taxes				\$ 19,654
Insurance				\$ 5,691
Outdoor Maintenance				\$ 2,500
Sewer Tax				\$ 306
Heating/Electric				\$ 7,960
Administrative				\$ 500
Total Expenses				\$ 36,611

8.07%
Cap Rate

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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ASKING PRICE

The asking price is \$1,000,000 which yields just over an 8% cap rate for this site.

TAXES

Estimated 2026 taxes are \$19,654/year

ZONING

The site is zoned Commercial industrial (CI) formerly industrial E.

INVESTMENT

This is a fully leased site, with value-add potential

CONTACT

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