

SALES/SERVICE PROPERTY FOR SALE



1100 WARREN AVENUE

East Providence, RI 02914

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MG COMMERCIAL

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

1100 Warren Avenue consists of a 14,310 SF sales/service type building situated on 2.98 acres with a fenced exterior yard area. The property consists of two parcels in East Providence (Map 607, Block 14, Lots 3 and 6) and one parcel in Seekonk, MA (Map 9, Lot 268). The building contains nine (9) grade-level doors and one loading dock, and brand-new showroom/office space, and has recently undergone significant improvements. Additional mezzanine office space has also been newly constructed.

LOCATION DESCRIPTION

This property is located on Warren Avenue (Route 103) in East Providence, RI, a well-established commercial corridor offering excellent access throughout the East Bay and greater Providence area. A portion of the property falls within Seekonk, MA. The property is approximately 2.5 miles from I-195 and 5 miles from I-95, providing convenient access to Providence, Seekonk, Fall River, Boston, and southeastern MA with numerous amenities nearby on the Route 6 retail corridor.

OFFERING SUMMARY

Sale Price:	\$2,800,000
Building Size:	14,310 SF
Total Lot Size:	2.98 Acres
East Providence Zoning:	C-3 (Lot 6)/C-4 (Lot 3)
Seekonk Zoning:	R-4 (North)/Local Business (South)
Annual Real Estate Taxes:	\$33,144.55

PROPERTY HIGHLIGHTS

- 14,310 SF Multi-Purpose Building
- 2.98-Acre Site
- 14' Clear Height
- Multiple Drive-In Bay Doors
- One Loading Dock
- Brand New Showroom/Office Space
- Significant Improvements Completed
- Highly Visible Location
- Convenient Access to I-195

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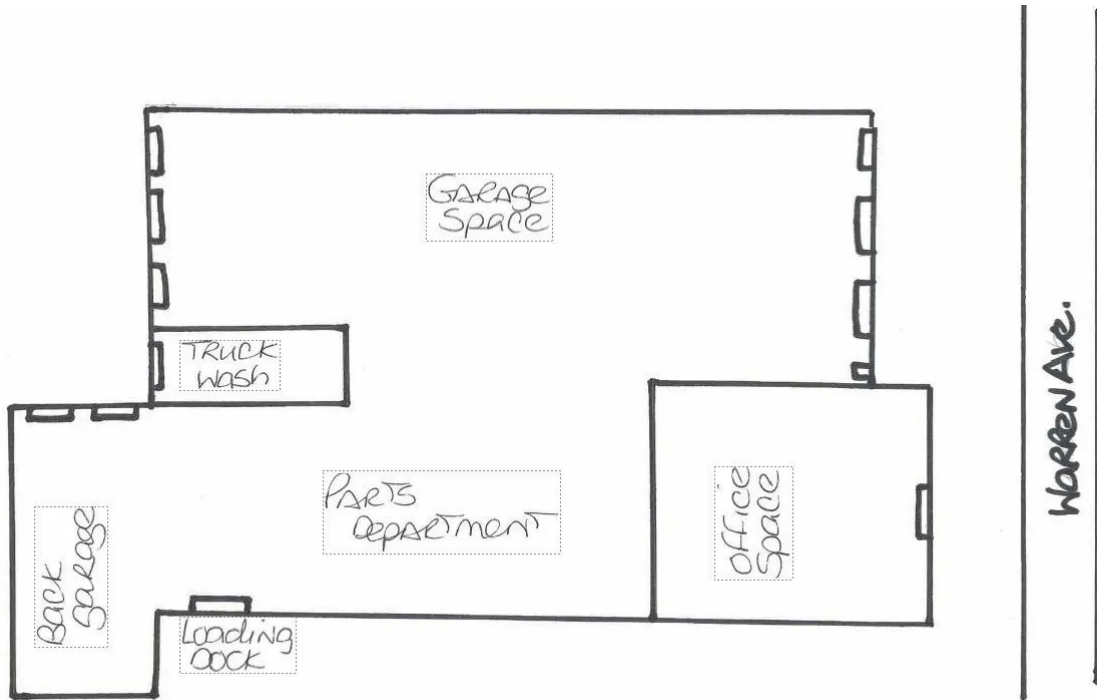
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FLOOR PLAN & ADDITIONAL PHOTOS



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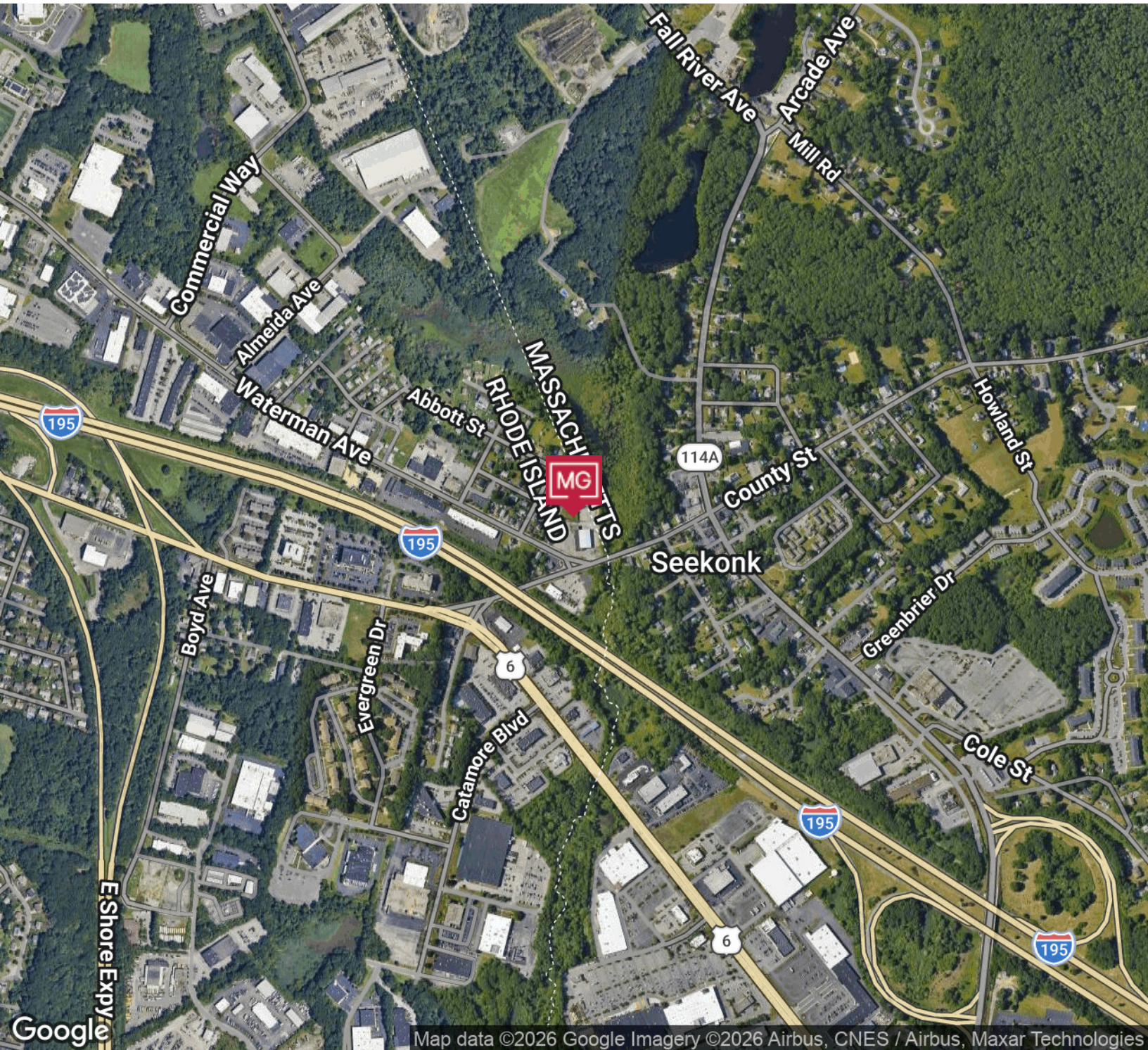


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AERIAL MAP



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