

Commercial/Business - Commercial Lease - MLS # 1306647 - Active



151 Lavan Street, Warwick, RI 02888

Neighborhood: **Jefferson Blvd / I-95 / Airport**

RE Taxes/Yr: **\$13,468 / 2021**

Exempt Inc: **No**

Assessment: **\$479,300**

Year Built: **1980**

Use Type: **Office**

Type:

List/Lease Pr: **\$15.00**

Original LP: **\$15.00**

DOM: **1**

Condo Y/N: **N**

Accounting, Administrative and Support, Advertising, Arts and Entertainment, Assembly/Meeting Place, Business Park, Child Care, Commercial, Community Center, Day Care Facility, Executive Suites, Financial, Fitness, Flex Space, Free-Standing, Furniture, Health Care, High-Tech, Light Industrial, Low-Rise/Garden, Medical, Mixed Use, Museum/Gallery, Neighborhood Center, Office, Office Building, Office Showroom, Office Supply, Other, Outdoor Sign, Parking, Printing, Professional Service, Professional/Office, Research & Development, School/University, Services, Variety

Public Rems:

Rare opportunity to lease an entire free standing building up to 6,200 square feet of flex space. Currently used as office space the potential uses for this building are endless with LI (light industrial zoning). Owner is open to many uses, modification of the current layout and a minimum of 1,200 square feet of rentable space. Excellent location with instant access to I-95, RI Airport, Train, Providence & more. Lease terms negotiable.

General Information

Anchor Co-Tenants:

Building Name:

Franchise Y/N:

Possible Use: **Commercial, Industrial, Medical/Dental, Mixed Use, Nursery, Office, Other, Place of Worship, Recreational, Warehouse**

Under Construction: **No**

Subsidized Housing:

Elevation Cert: **No**

Divisible Y/N: **Yes**

Seating Capacity:

Security Features: **Fire Alarm, Prewired**

Leased Land:

REO Bank Owned: **No**

Loma: **No**

Freestanding Y/N: **Yes**

Vacancy Rate: **0**

Adult Comm:

Business Name:

Franchise Name:

Short Sale: **No**

Zoning: **LI**

Time Share:

Occupant Type: **Tenant**

Yrs Established:

Units Leased:

RE Lic Owner: **Yes**

Historic: **None**

Yrs Cur Owner:

Units

Unit	# Units	Total SqFt	Total Rent	Ceiling	Date Avail	Floor	Status
Office		6,216		9-12 Ft		1st & 2nd	
Totals	0	6,216	\$0				

Building / Site / Utilities

Assessor Lot: 71	Assessor Block:	Assessor Plat: 285	
Area Source:	Apx Lot SqFt: 14,810	Basement:	
Bldg Area Total: 6,216	Elev/Escal Type:		Furnished Y/N:
Equip Included:			
Non-Garage Spcs: 25	Parking Total: 25	Story: 1	Stories Total: 2
Ceiling Height: 9-12 Ft	Site Acres:	Loading Door: None	
Foundation Type:	Fndtn L x W:	Building: Masonry	
Road: Black Tar, Municipal, Street Lights			
Location: Free Standing, Suburban			
Site: Paved, Underground Utilities			
Electric: Circuit Breaker, Underground			
Water Supply: Connected			
Sewer: Septic System			
Heating System: Forced Air, Zoned			
Cooling: Central Air			
Present Use:			
	Subject To:		
	Laundry:		
	Utilities:		
			Cable TV, Electric, Fiber Optic, Gas Connected, Municipal Water, Storm Sewer, Street Lights, Telephone, Underground
Near:			Bus, Commuter Bus, Highway Access, Hospital, Interstate, Marina, Private School, Public School, Railroad, Recreational Facilities, Schools, Shopping

Financial

Cap Rate:	Existing Lease Type:	PL Statement: No
Financial Data Sol	Electric Expense:	Fuel Expense:
Gross Expenses:	Insurance Exp:	Inventory Expense:
Maint Expense:	Mgmt Expense:	New Taxes Expense:
Operating Expense:	Other Expense:	Owner Expenses:
Trash Expense:	Water Sewer Exp:	Owners Gross Incom
Net Operating Inci	Labor Info:	Leasable Area:
Lease Expiration:	Lease Assignable:	Lease Considered:
Lease Renewal Co	Lease Renewal Option:	Min Space Lease:
Owner Pays:		
Tenant Pays:		

Construction: **No**

Listing / Agent - Office Information

Def Show: **No**
Show Instruct: **Contact owner/agent Daniel Petrocelli at 401-440-7783 or oceanstateproperty@gmail.com.**
List Agent: **22502** LA Phone: **401-465-0417**
LA Name: **Michael Russo** LA Email: mike@401sold.com
List Office: **RIRS** LO Phone: **401-885-5400**
LO Name: **RI Real Estate Services**
Showing Agent: **30817** SA Phone: **401-440-7783**
SA Name: **Daniel Petrocelli** SA Email: oceanstateproperty@gmail.com
List Date: **04/03/2022** Entry Only: **No**
Expire Date: **07/31/2022** Limited Service: **No**
Under Contract: Sign on Prop: **No**
Lock Box Serial:
Occupancy: **Avail for rent, Negotiable**
Terms Available: **Lease, Will Lease**
Comp to Co Bkr: **1/2 Month's Rent**
Listing Contract: **Exclusive Right to Rent**

Syndication

Internet Display:	Yes	Address Display:	Yes	Send to List Hub:	Yes
IDX:	Yes	IDX Address Display:	Yes	Allow AVM:	No
RI Living.com:	Yes	RI Living.com Addr Display:	Yes	Allow Comments:	No

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Agent Full