

COMMERCIAL BUILDING FOR SALE



52 RIVER AVENUE, PROVIDENCE 02908
PLAT 65 LOT 152

PROPERTY DESCRIPTION

The subject property is 11,020± square feet of land improved with a single story masonry and steel beam structure totaling 5,798± square foot building (Assessor) built circa 1930. There is an additional 2,698± square feet of basement area.

- Building contains an Underwriter's Level II secured enclosure with TL 30 safe.
- Partial dock high loading.
- Ceiling height is 8' to 14'.
- Parking for 12 to 15 automobiles.
- Heavy power and well distributed.
- Heat is natural gas.
- 38±' of frontage on River Avenue with double faced pole sign.
- Zoning is M-MU 75 Industrial Mixed Use District.
- New Roof installed 3/2016
- Annual Real Property Tax is \$7,776.32

LOCATION DESCRIPTION

Located between Valley St. and Chalkstone Ave. at the northwest corner of River Ave. and Prescott Street. It has convenient freeway access to Route 10, I 95 and the downtown area.

SALES PRICE

- Sales Price is \$300,000.00

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