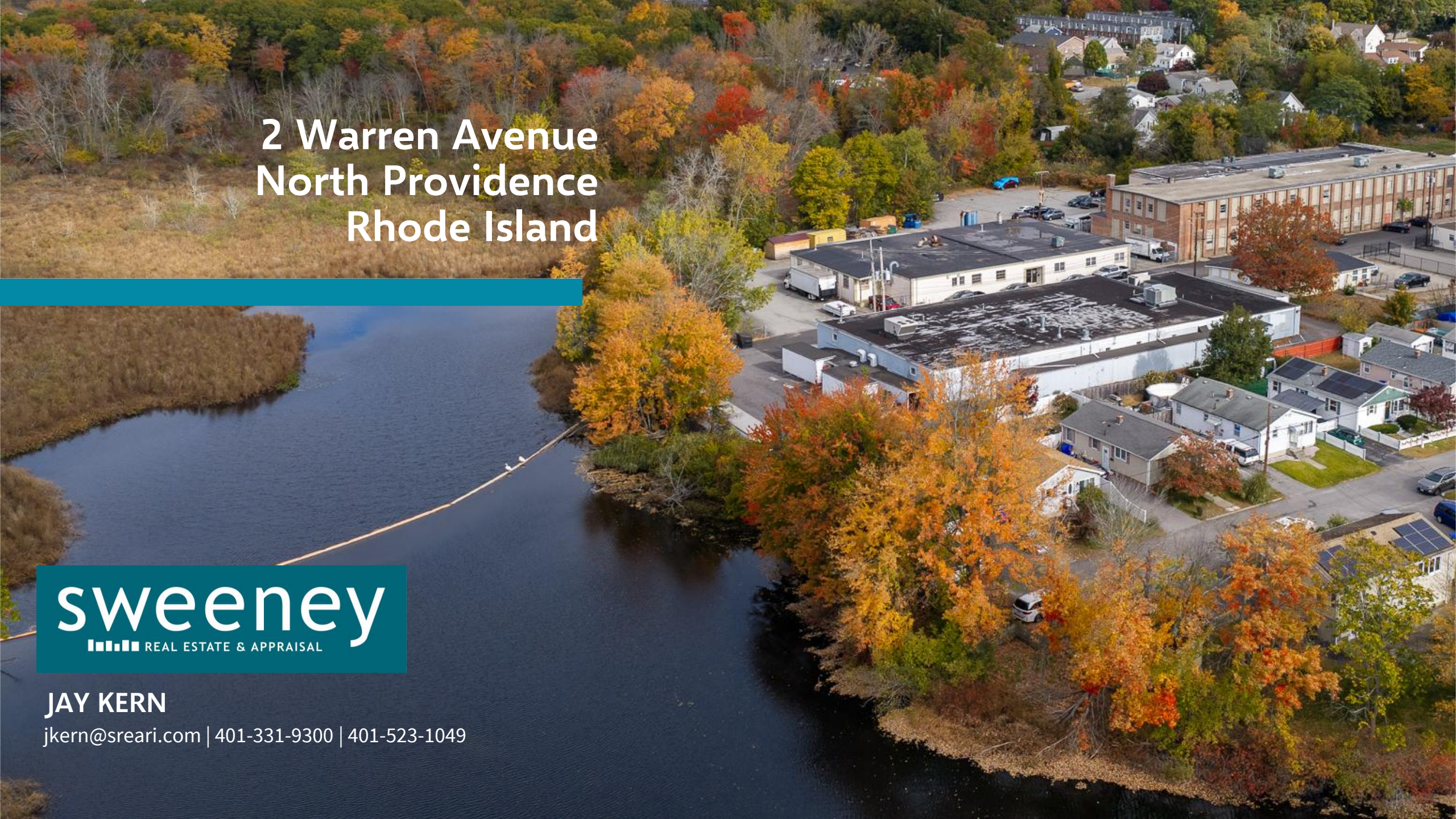


2 Warren Avenue
North Providence
Rhode Island

sweeney
REAL ESTATE & APPRAISAL

JAY KERN
jkern@sreari.com | 401-331-9300 | 401-523-1049

2 WARREN AVENUE, NORTH PROVIDENCE, RI

SITE SIZE

Total of 11,715± SF of office & warehouse space on 0.5 acres of land.

YEAR BUILT

1959

LOADING

There is a 10 FT Drive-in-Door

POWER

Heavy (3-Phase; 480v)

LOCATION

Quick to RT-44, I-295 & Downtown Providence. The site abuts the Woonasquatucket River,

HVAC

Heating: Gas, Forced Air
Cooling: 15%

PARKING

30+ Surface Spaces

ZONING

Residential (R-G) General or Multi Household District

TAXES

The estimated taxes for this site in 2026 are $11,897/year.

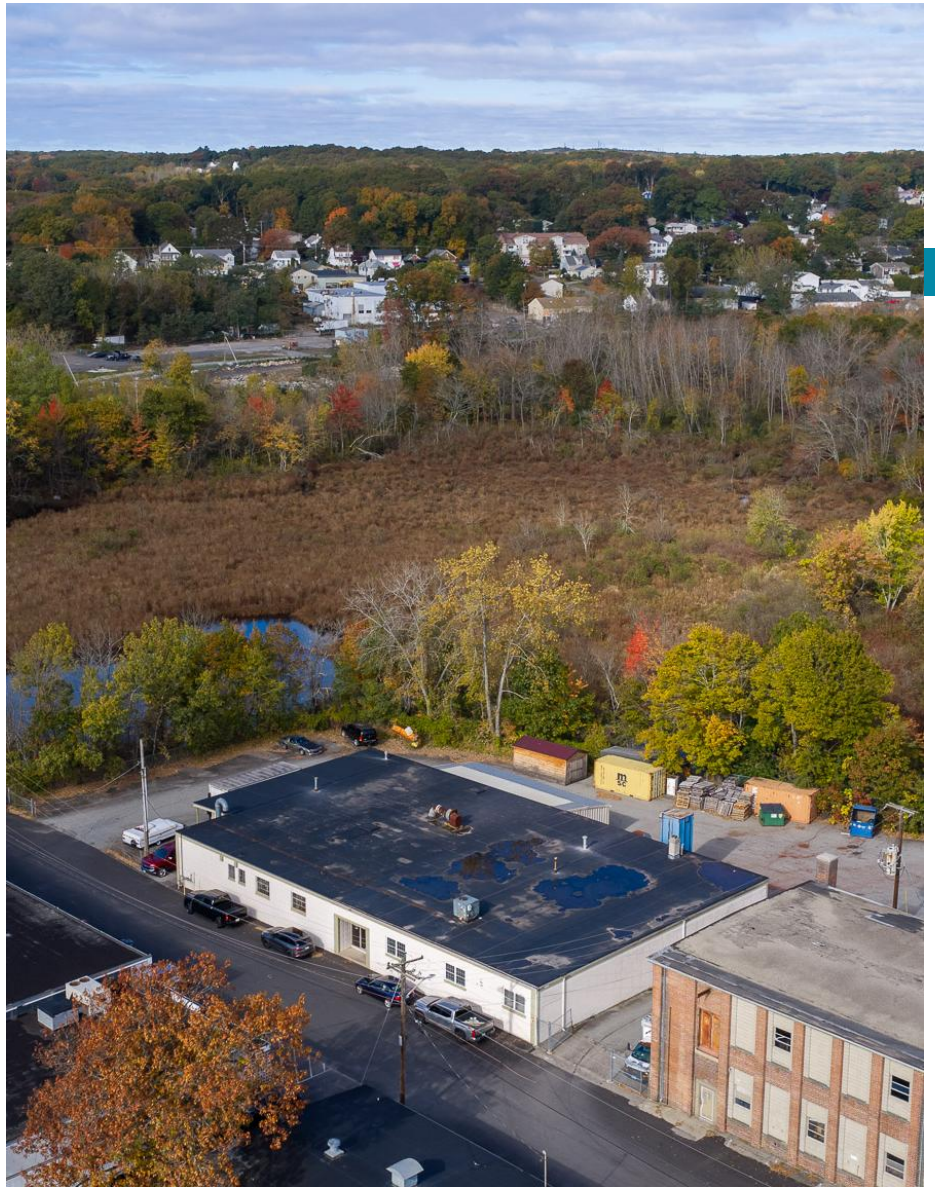
ADDITIONAL COMMENTS

The ownership is offering owner financing options.

FOR SALE

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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.



2 Warren Avenue
North Providence, RI

ASKING PRICE

The asking price for the site is $1,650,000

ZONING

The site is current zoned Residential (R-G) General or Multi Household District.

POTENTIAL USES

The site is primed for redevelopment of multiple residential units with potential for expanding to a second story.

INVESTMENT

The ownership is offering owner financing options

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CONTACT

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