



12,819 SF
Sale Price: \$1,200,000
Lease Rate: \$7.00/SF, NNN

Property Description

The building is 12,819 square feet and sits on one acre of land. The entire parcel is zoned for any automotive type use and is acceptable to the RI Dealer's License and Regulations Office for car sales. The exterior is set up to display cars for sale and includes 108 parking spots. The car sales area is well illuminated. The frontage on Post Road is very important. The main sign is oversized. The indoor sales showroom can display up to six cars.

Demographics	Population	Median HH Income	Daytime Population Workers
1 Mile	6,644	\$71,193	6,388
2 Miles	67,610	\$70,309	53,443
3 Miles	179,581	\$71,408	96,695

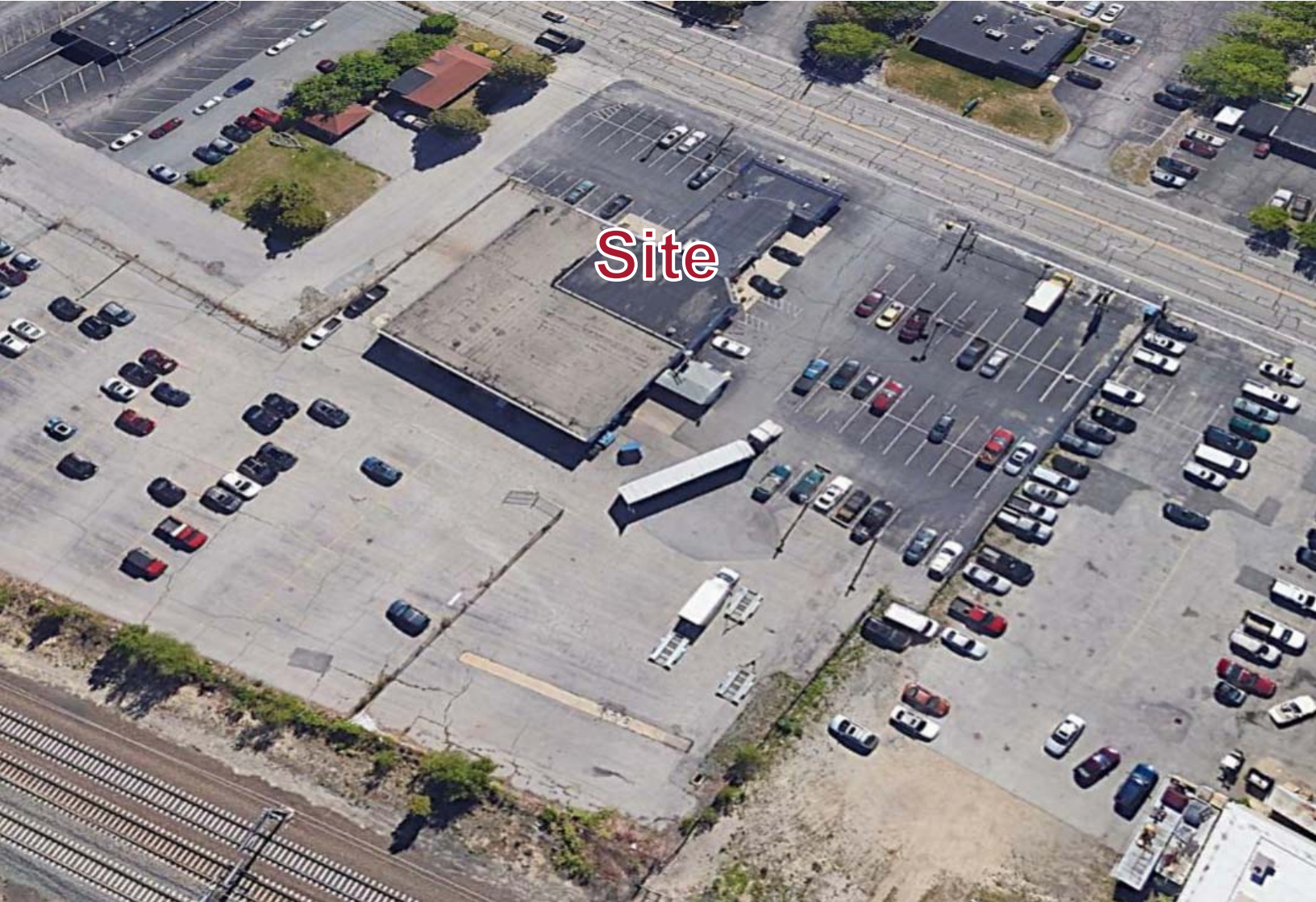


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Property Highlights & Specs

- Formerly Tire Pros
- Zoned Used Car Sales; Warwick zoning secured 'any type' automotive use
- Located on a highly travelled road
- Easy access site, ½ mile to TF Green Airport
- Offers sales showroom, service reception counter and waiting area, two offices and auto repair center
- Furniture included
- Repair area has six lifts; ready-to-go area
- Air conditioned computer server room
- Heated offices with forced warm air gas and oil; repair center heated with gas and waste oil
- CAT 5 cabling throughout
- 120/208V 3PH 600 amp service
- New interior and exterior energy compliant light
- New roof with ample insulation
- New exterior and interior paint
- Approved Changeable Electronic Adder Sign
- Large 7' x 14' exterior illuminated sign
- Repair Center includes:
 - 4 regular chassis lifts
 - 1 drive-in lift
 - 1 drive-on heavy duty extra long lift
 - 1 RI Safety Inspection Dynamometer
 - 5 flat repair stalls
 - Various tire machines and equipment
 - Compressed air system
 - Exhaust removal system
 - Oil overhead delivery system with oil tank

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