

Medical Office Condominium

FOR SALE \$950,000



Investment Offering

35 Wells Street

Unit #4

Westerly, RI 02891

John Jensen, SIOR

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Pequot Commercial Real Estate

PO Box 5

East Lyme, CT 06333



OFFERING

35 Wells St., Unit #4, Westerly RI 02891

1. Gross Income

Leased Space

\$83,750.00

(Avg 9 years)

Note: Ten year lease term 5/1/24—4/30/34

Escalations: 3% annual increases

Options: Two 5 year options

2. Expenses:

\$ 1,975.00

Projected Net Income.... \$ 81,775.00

8.5% CAP

Sale Price \$950,000

*Details to be provided upon
signing a Non-Disclosure Agreement (NDA)*

PROPERTY INFORMATION

Property Address

35 Wells St. - Unit #4
Westerly, RI 02891

No. of Floors

4 Floors with Elevator
Unit on 2nd Floor
Handicapped Accessible

Utilities

Public Water/Sewer &
Natural Gas

Year Built

Total renovation 2015

HVAC

Central

Electric

Building: 102/208 volts
3 phase
800 amp

Total Square Feet

4,143+/-sf rentable

Sprinklers

Wet system

Unit: 102/208 volts
3 phase
800 amp

**Professional Office
Space**

Currently Medical

Type of Heat

Gas/forced hot air

Taxes

\$5,635.05/year

Site Area

1.23 acres

Roof Type

Slat/Gable-Hip

Lease Rate

\$20.21/sf nnn

Zoning

P-15 Professional/Office

Construction

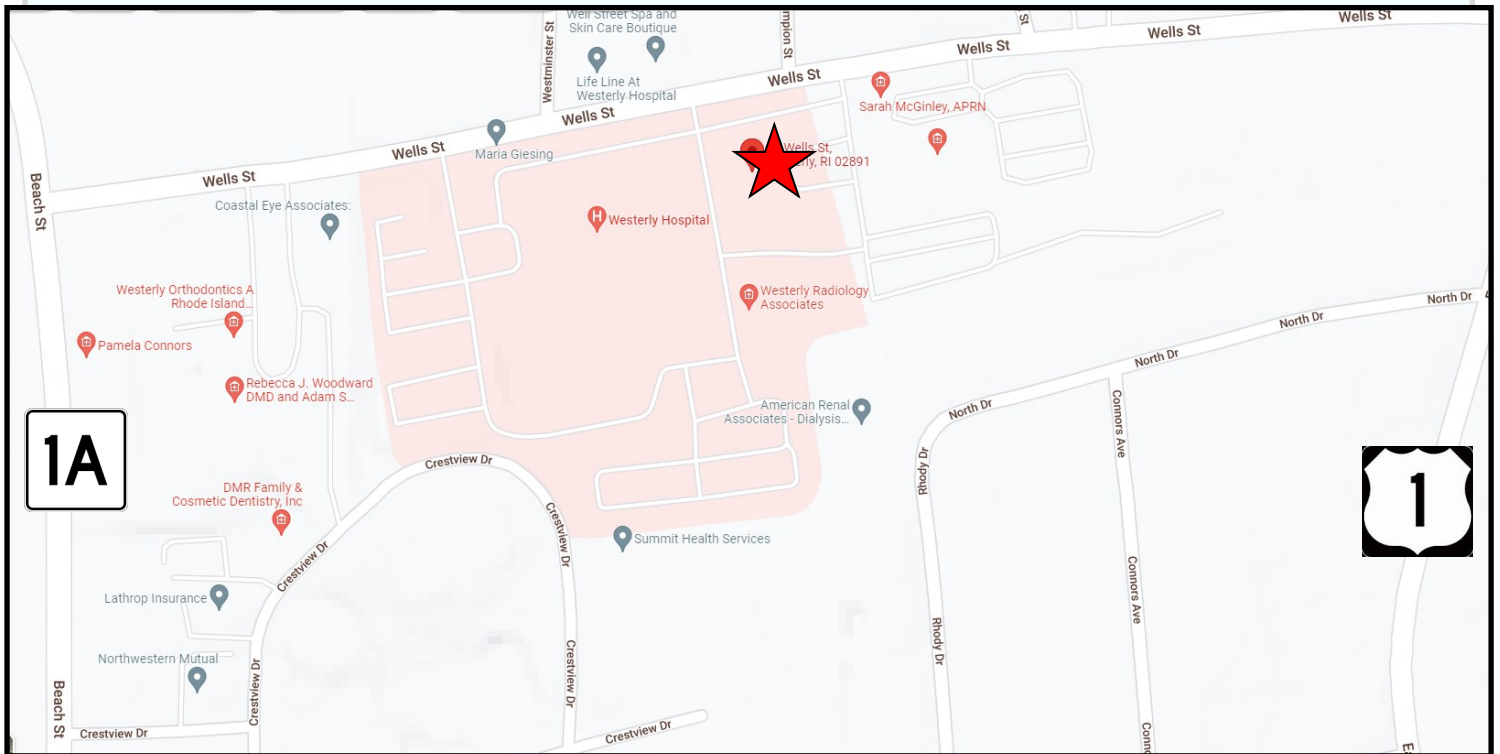
Stucco/Masonry/Balloon

Sale Price

\$950,000

Parking**Floor Type**

Joist



35 Wells St., Westerly, RI 02891

100 Parking Spaces



RECEPTION AREA/WAITING ROOM



SAMPLE EXAM ROOMS