

# Turnkey Gas Station/Convenience Store

a/k/a "Solar Gas & Smith Street Express Mart"

2,112± sf. Building & 1,056± sf. Pump Island Canopy



DATED TAX ASSESSORS IMAGE

Long-term Historical Success  
with Future Growth Potential

Strong Lottery Sales

Easy Access Centerdale Corner Lot

In High Traffic Area  
Between Smithfield & Providence

**Parcel ID:** 16-988

**Zoning:** MG - Manufacturing General

**Site:** .35± acres (15,259± sf.) paved corner lot with lit signage & 2-pump island with potential for expansion under existing canopy

**Frontage:** 150± ft. & 2 curb cuts on Smith St., 100± ft. & 1 curb cut on Gainer Ave.

**Store:** 2,112± sf. 1-story masonry store built on slab in 1980

**HVAC:** Gas-fired forced air, central a/c

**See Property Info. Package For:** Traffic counts, buyer responsibility for RI DEM mandated removal by December 22, 2017 of (3) 8,000-gallon single-wall underground storage tanks & any single-wall product pipeline, work estimates, contacts for obtaining a lottery license

**Location:** On bus route across from the senior center near restaurants, banks & more all within 3.5± miles of I-95 & I-295

**JJ Manning**  
AUCTIONEERS

Info., UST Req., Broker Reg. & Full Terms at:

[www.JJManning.com](http://www.JJManning.com)

800.521.0111

**ESTATE AUCTION:** Thursday, November 9 at 11am On-site

Property Tour: Wednesday, November 1 (11am-1pm)

1815 Smith St. (Rt. 44), N. Providence, RI

# N. Providence, RI

## Turnkey Rt. 44 Gas Station/Convenience Store

### a/k/a "Solar Gas & Smith Street Express Mart"



2,112± sf. Masonry Building in High Traffic Area

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# JJ Manning

— AUCTIONEERS —

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## 800.521.0111

179 Old King's Highway, Yarmouth Port, MA 02675



RI Lic 5075  
Bro 1621  
Ref 17-1746



#### Terms of Sale

10% certified deposit of which \$20,000.00 in cash, certified or bank check at auction & remainder by 4pm ET on Monday, November 13, 2017. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Cost of fuel & store inventory to be apportioned at closing. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

#### Pre-auction Offers

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

#### Buyer's Broker Terms

Up to 2% Buyer's Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for details & mandatory pre-registration requirements.

**DISCLAIMER:** Please note that the SELLER, its agents or representatives do not make any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision. We are selling subject to all laws and ordinances and you are buying the property as is and where is.