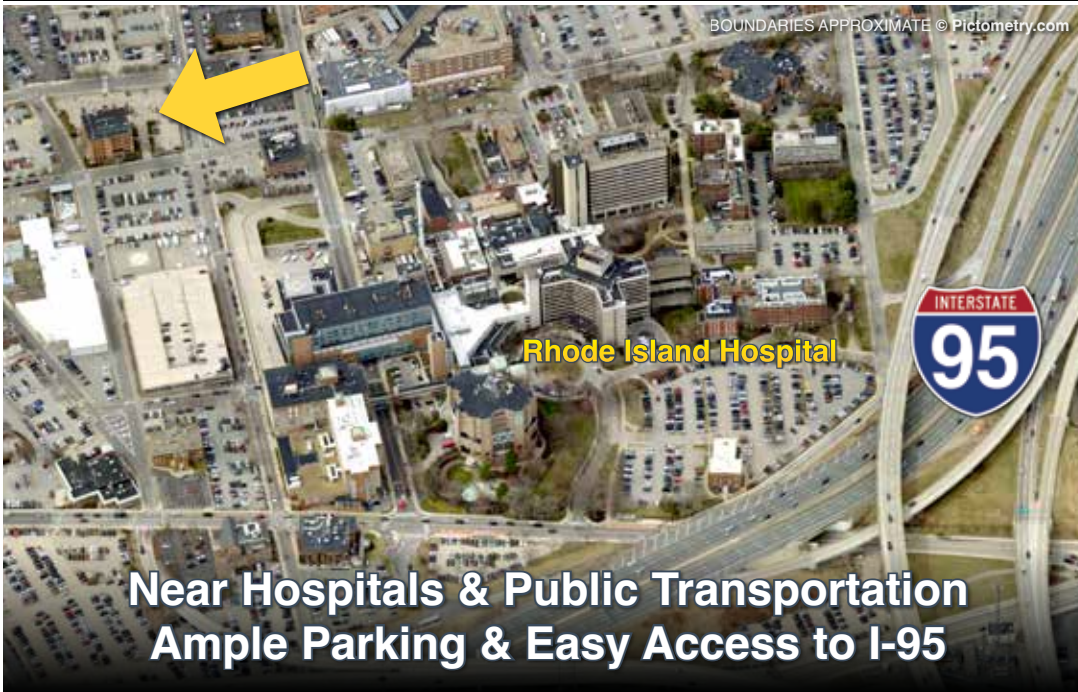


# BAYSIDE PROFESSIONAL BUILDING

235 Plain Street, Suite 101B, Providence, RI

1,559± sf 1st Floor Office/Medical Condo



**AUCTION:** Wednesday, October 30 at 11am On-site

In the heart of the medical community close to Rhode Island Hospital, Women & Infants Hospital, Hasbro Children's Hospital, The Ronald McDonald House, South Side Medical Center and more including Community College of RI Liston Campus. Highly visible frontage on Plain St, Blackstone St, Staniford St & Willard Ave. 2/10ths of a mile from RIPTA bus line.

**Property Preview:**  
Thursday, October 24 (11am-1pm)

**RE Tax Assessment (2024):** \$332,600

**Complex:** Bayside Medical Center Building Condo d/b/a Bayside Professional Building is 38,320± sf (5-story + Lower Level) Class C brick building built in 1984 on 1.15± acres, comprised of 20± Units. Secure paved lot with ample parking.

**Common Area:** 3.5% interest

**Unit 101B:** 1,559± sf on 1st Fl next to entrance with lobby reception/waiting area, 4 exam rooms, 2 offices, 1 bathroom

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

**Legal Ref.:** Providence County 8215-255

**Parcel ID:** 45-109-101B

**See Property Info Package:** Condo docs & fees

**Terms of Sale:** 10% certified deposit of which \$10,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 1, 2024. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Selling subject to 30-day Right of First Refusal (ROFR). 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 and 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% Broker Commission offered. Visit [www.JJManning.com](http://www.JJManning.com) for mandatory broker pre-registration requirements.

**JJManning**  
AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

**JJManning.com**

**800.521.0111**

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



RI #REB.0018924

Brochure 1814 • Ref 24-2079