

AVAILABLE FOR PURCHASE

**568 WARWICK AVENUE,
(US ROUTE 1 A / RI ROUTE 117)**

WARWICK, RI

\$750,000

Former Gas Station with Service Bays

INFORMATION MEMORANDUM

May 2023



Aaron Cutler
C-Store Investments, LLC
4 North Street,
Hingham, MA 02043
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Confidential Information

This Information Memorandum (IM) contains certain information concerning the assets and operations of **Ferrucci Family Trust ("Owner")**. The IM is furnished to interested parties on a confidential basis solely for the purpose of evaluating a possible transaction with the Owners. This memorandum is intended for use only by the party to whom it is transmitted. It may not be reproduced in whole or in part, or used for any other purpose, without the express written permission of C-Store Investments, LLC (CSI).

By accepting the memorandum, the recipient agrees that it will cause its directors, officers, employees, and representatives to use the memorandum and all confidential information, as defined in the Non-Disclosure Agreement between the recipient and CSI, only to evaluate the purchase of the stores and for no other purpose, and will not divulge any such information to any other party, including but not limited to the Owners customers, suppliers, or employees, unless express written permission is granted by the Owners.

Disclaimer

Owner has engaged C-Store Investments, LLC as his exclusive agent in the sale of ***a former gas station with service bays in Warwick, RI***. C-Store Investments, LLC has the duty to represent the Owners' best interest in any transaction. Prospective purchasers are advised to seek their own counsel or financial advisors prior to entering into any contractual agreements.

Information in this Memorandum has been provided by the Owners or was obtained from sources believed reliable. To the extent permitted by law (except as expressly provided in writing), no representation or warranty is given to accuracy or completeness of any statement or any information contained in this Memorandum or any of its appendices or as to any other matter concerning them, nor will **Owner**, CSI (author) or their respective representatives be liable for any loss or damage suffered as a result of any omission, inadequacy, incompleteness or inaccuracy, arising from negligence or otherwise.

Recipients acknowledge that circumstances may change, and that information contained in the Memorandum may become outdated. This Memorandum is dated *May 2023*.

Under no circumstances may prospective buyers contact the Company, including the Company's management or employees, directly.

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The owners' reserves the right, in its sole discretion, at any time and in any respect, to amend, or terminate the procedures outlined herein, to terminate discussions with any or all interested parties, to reject any or all proposals or offers, or to negotiate with any party with respect to this transaction.

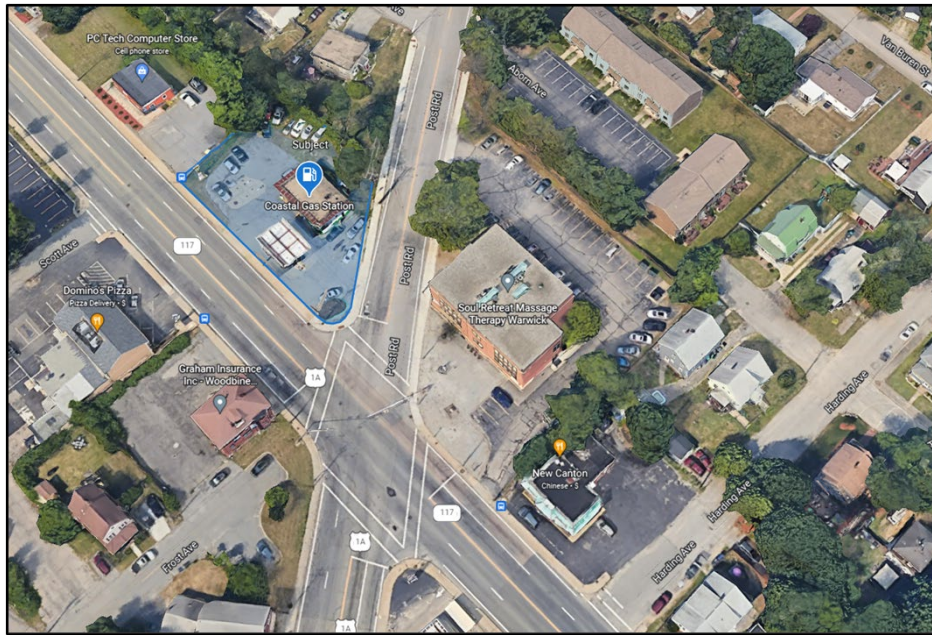
If you do not accept these terms, please return this document immediately.



All information provided herein has been obtained from sources deemed reliable, however, C-Store Investments, LLC does not warrant or guarantee its completeness or accuracy. Prospective purchasers are advised to verify all information and to seek advice of counsel or financial advisors prior to signing any contractual agreements.

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Overview

C-Store Investments is pleased to offer a **development opportunity (gas station with service bays)** available for purchase at **568 Warwick Avenue (US Route 1A / RI Route 117), Warwick, Rhode Island** for the asking price of **\$750,000**. Located on a desirable corner lot at a busy signalized intersection. The associated real estate is owned by **Ferrucci Family Trust**.



568 Warwick Ave,
(US Route 1A / RI Route 117)
Warwick Rhode Island



Asking Price
\$750,000

Property Highlights include:

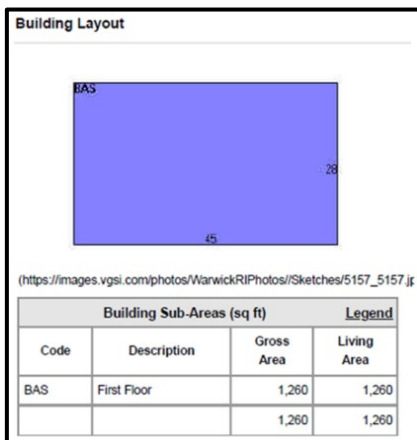
- Great potential to repurpose service bays with a convenience store.
- Excellent corner (signalized intersection).
- High traffic volume (24,606± VPD)
- Site is currently not operating as a gas station, and it needs some tank upgrades to reopen.
- 1,260± sf building
- No fuel supply contracts.



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Property Summary

Store Identification	
Address	568 Warwick Ave, (US Rt 1A/ RI Rt 117)
City/State	Warwick, RI
Property Details	
Lot Size (SF)	14,810±
Frontage	130± ft on Warwick Ave; 100± ft on Post Rd
Curb Cuts	3±
Utilities	Municipal Water & Municipal Sewer
Zoning	General Business (GB)
Traffic	24,606± VPD
Tax Map	290/114
Store Details	
C-Store Building (SF)	1,260±
Year Built	1950
Last Renovation	2011
Canopy (SF)	600±



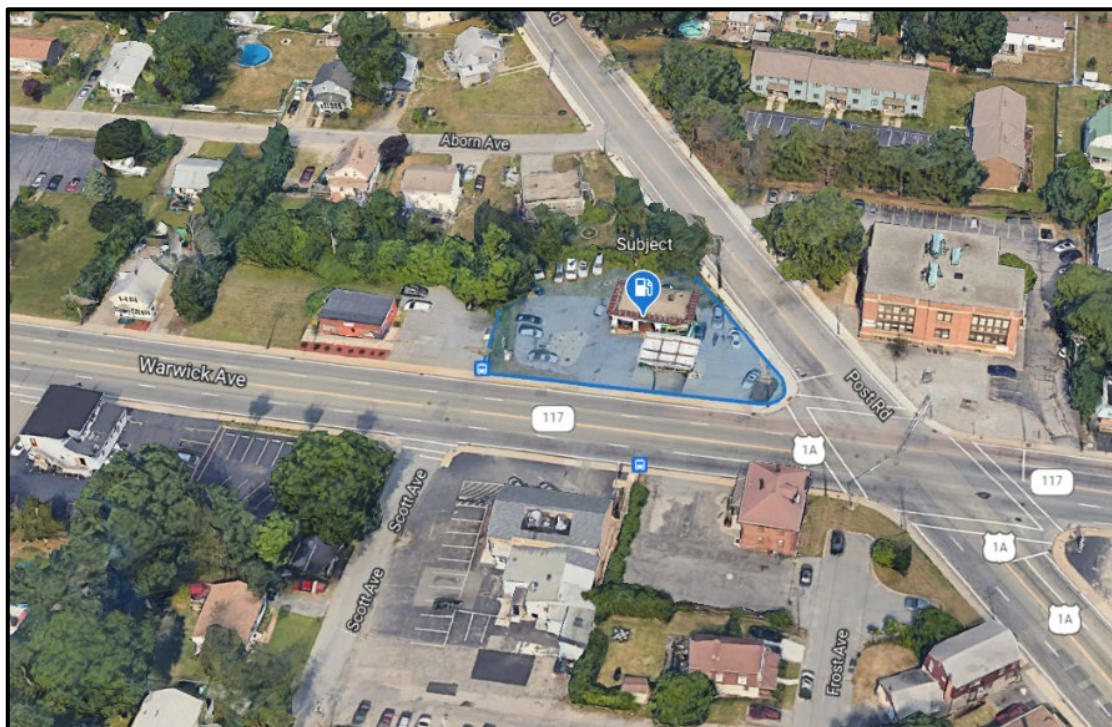
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Petroleum Overview

Underground Fuel Storage Tanks (Facility ID #1137)		
	Tank #1	Tank #2
Installation Date	5/1/1997	5/1/1997
Capacity (gallons)	8,000 (gasoline)	10,000 (gasoline)



UST Comments

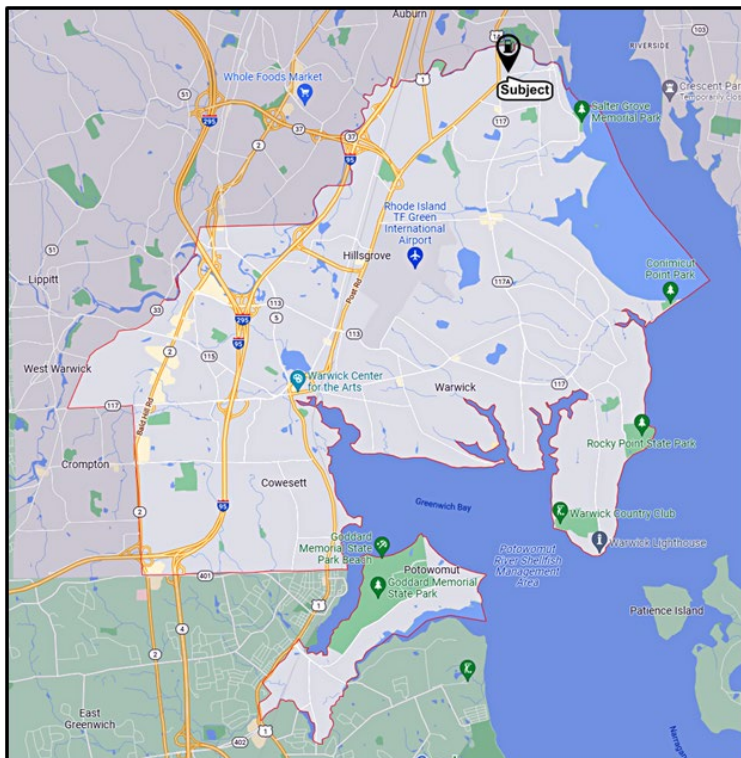
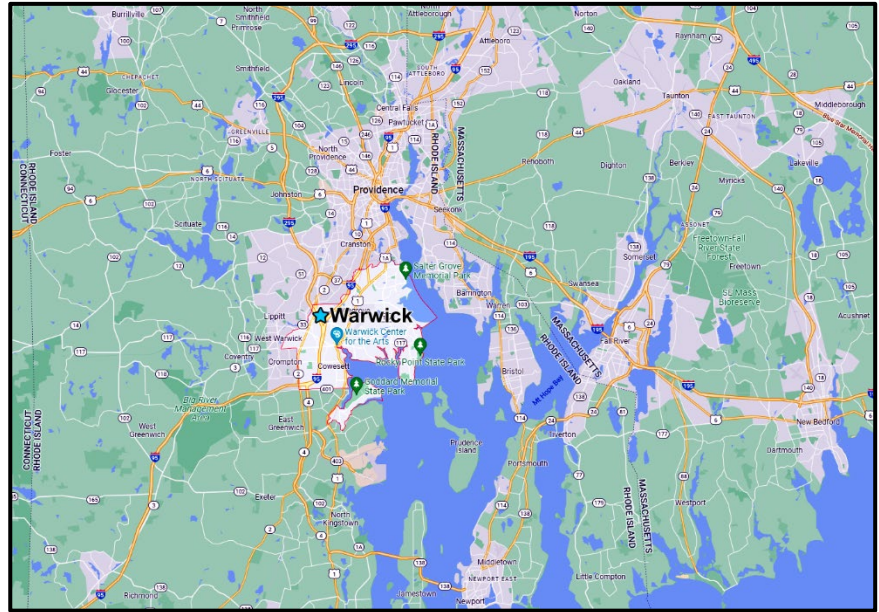
- Site is currently not operating as a gas station, and it needs some tank upgrades to reopen.
- Unbranded

Location Summary

Warwick, Rhode Island **Warwick, Rhode Island** is in Kent County which is positioned in the Eastern part of the state. The city has a population of 81,043± residents (2020) making it the third largest city in RI. The city also has 39± mi of coastline on the Narraganset Bay. Along with rich colonial history, this city is a beautiful tourist destination.

Warwick cradles the Massachusetts border. Providence, Rhode Island is 12± miles North while the city of Boston, Massachusetts is 63± mi Northeast. Placing this property in a thriving urban area.

Region Map



Town Map

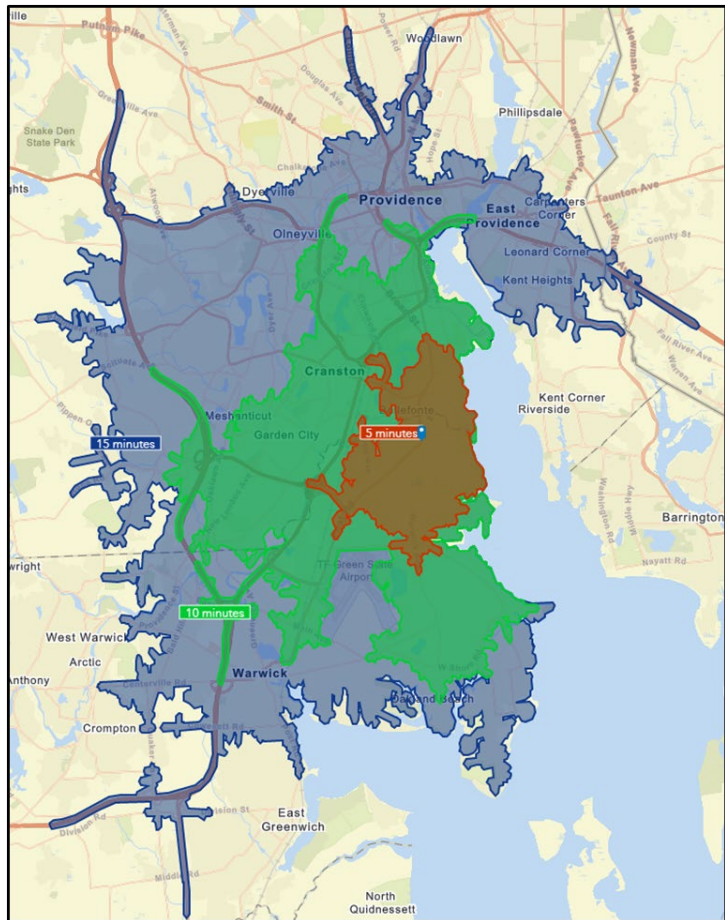


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Demographics

This property is located in Eastern Rhode Island on US Route 1A / RI Route 117.
Key demographics are shown below...

Key Demographics Drive Time Radius			
	5 Minute	10 minute	15 minute
Population	28,816	126,676	318,836
Households	11,938	46,634	122,370
Median Age	43.9	38.7	37.2
Owner Occupied Housing	72%	62.80%	53.50%
Renter Occupied Housing	28%	37%	47%
Total Businesses	875	5,067	14,059
Total Employees	12,099	96,558	248,815
White Collar Employment	69.70%	60.00%	60.30%
Blue Collar Employment	16.40%	21.70%	20.80%
Services	13.9%	12.00%	12.00%
Unemployment	7.00%	9.80%	9.60%
Median Household Income	\$75,728	\$64,335	\$58,935
Median Net Worth	\$195,766	\$123,622	\$81,098



Disclosures

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Flood Zone?	Water Supply	Sewage Disposal
No	Municipal	Municipal

- Site is currently not operating as a gas station, and it needs some tank upgrades to reopen.



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Contact



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