

Commercial
Realty Advisors



**HIGH QUALITY MEDICAL
ASSET FOR SALE**

390 TOLL GATE ROAD

WARWICK, RHODE ISLAND

\$4,195,000



Tom Sullivan, Managing Director

Commercial Realty Advisors, Inc

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Building Size: 31,000+/- Sq Ft
NOI: \$352,000
Delivered 100% Leased
Seller to Lease 2 units for 2 years



5-Mile Population: 150,000
Plenty of Parking
Close proximity to Kent Hospital





Tenants

Dr. Nisbet & Dr. Scott Obstetrics & Gynecology

Kent Cardiology Associates

Polly Leonard, DO Family Medicine

Toll Gate OB-GYN

Kent Hospital Lab

Hear Care of Rhode Island

Dr. Campbell Bayside Endocrinology

BioReference Laboratories

King Opticians

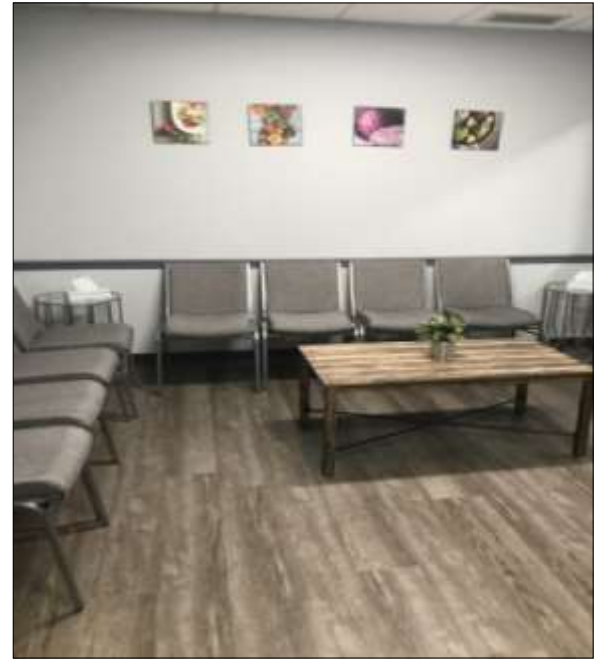
Dr. Canton Neurology

Dr. Leddy Ophthalmologist

Dr. Callahan Family Medicine

Evolution Nutrition

Kent County Paramedic and Aesthetic Spa



Sample Waiting Areas

Wide, Spacious
Hallways





A building designed *by* Doctors, *for* Doctors



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Commercial Realty Advisors, Inc. specializes in the commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and business broker strategies. It is a commercial and real estate brokerage based in Hyannis Massachusetts and specializing in middle market transitions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of geographic markets. A cadre of well educated and successful experts partner with clients to achieve objectives in a cost and time effective manner. Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas and other business. For more information about this or other property or business opportunities please contact:

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