

FOR SALE

**120 Mapleville Main Street
Mapelville, RI 02839**

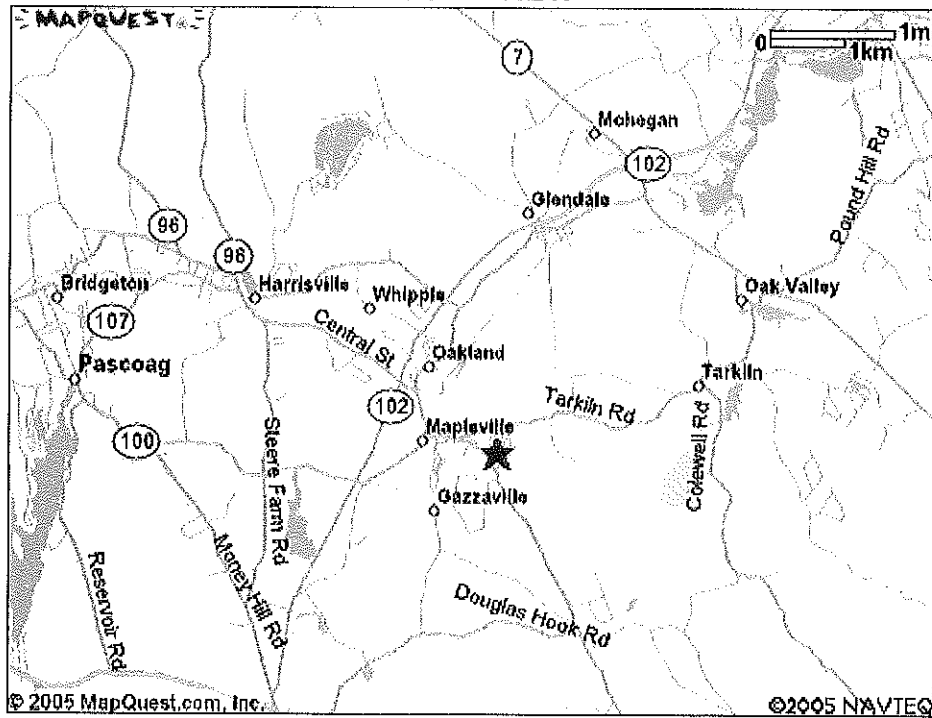


Offered @ \$925,000

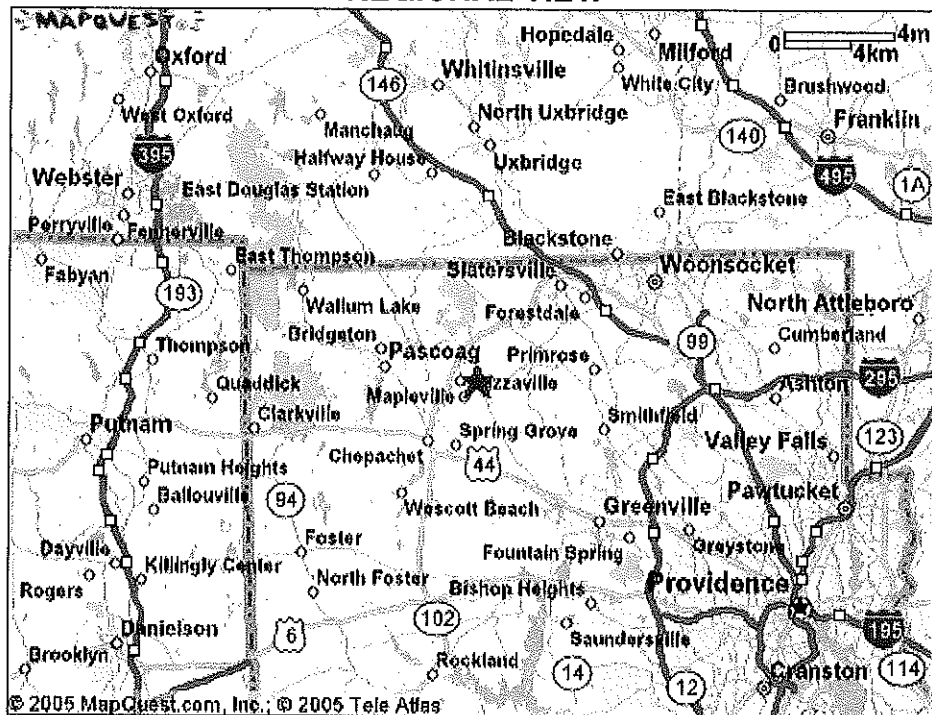
**Peter M. Scotti & Associates
246 Hope Street
Providence, RI 02906
401-421-8888
www.scottire.net**

**Andrew Ferland
401-623-1737
aferland@scottire.net**

LOCAL VIEW



REGIONAL VIEW



Building Description

Building #1 is known as the administration/ main gate and consists of a 3,600 SF stone structure circa 1880. The building is separated so that all vehicles have to pass by the guard and through a check point when entering and exiting the property. This building has heat, air conditioning, restrooms and offices.

Building #2 is a 5,000 SF metal structure built in 1976 and was used for milling. The building has no heat or water.

Building #3 is a one-story metal structure containing 6,500 SF circa 1969. The building has +/- 30' high ceilings and was used for melting. No heat or Water.

Building #4 is two-story 7,200 SF brick structures circa 1900 known as the vault since it housed refined metals. This building has no heat or water.

Building #5 is a three-story brick and wood structure containing 38,000 SF circa 1900. The building is apportioned into +/- 12,000 SF of average to fair quality offices on three floors. Finish varies but has wood floors some covered with carpeting, sheet rock or wood paneled walls and acoustical tile ceilings with fluorescent lighting. The remainder of this building is unfinished warehouse space with an open air loading dock. The offices have heat, air conditioning, lavatories and water. This building is fully sprinkled.

Building #6 is a one-story 11,200 SF brick structure circa 1940 used for shredding metals. It is fully sprinkled and has no heat.

Building #7 is a one-story brick structure with 4,600 SF circa 1900 formerly used as laboratory space and it also houses the pumping station for the sprinkler system. This building is fully sprinkled and has heat.

Building #8 is a one-story metal structure containing 5,000 SF circa 1980 and was formerly used for shredding. No heat or water.

Building #9 is a 3,500 SF one-story metal building circa 1982 used for shredding. No heat or water.

Site Description

Overall the buildings total +/- 84,000 SF set on 36.97 acres and is accessed via a curb cut on Main Street with +/- 445 linear feet of frontage.

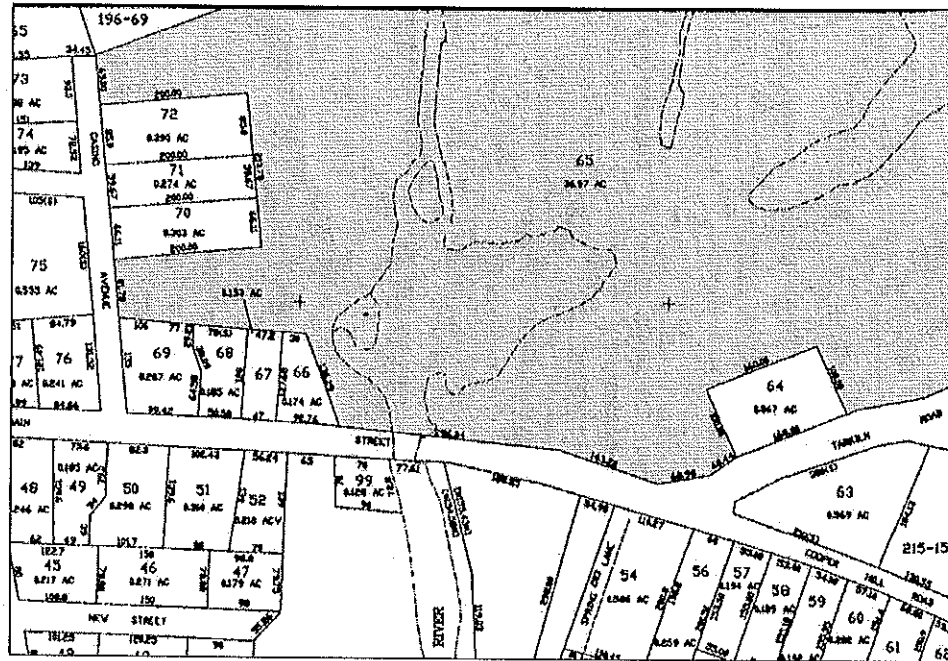
The site is an M-1 industrial zone but borders residential developments on all sides. The industrial use has been in place since 1841 when the property was a sawmill and later as a textile mill, until 1977 when it became a refinery.

Part of the site encompasses three ponds and their water rights that were used as hydropower for the mills. The Chepachet River bisects the property; Gilleran's Pond is across the street. An inactive sluice passes through the middle of the plant; there is a trout pond east of building #3. The state stocks the ponds with trout and the adjacent areas are used as wildlife habitat and for sport fishing.

The Chepachet River combines with the Blackstone River and eventually drains into Narragansett Bay. Portions of the property are located within the 100-year flood plain according to FEMA.

Environmental Data

Files are available for review at the Rhode Island Department of Environmental Management, 235 Promenade Street, Providence, regarding environmental investigations of the property. The owner of the property makes no representations or warranties on the completeness or accuracy of RIDEM's files on the property.



Subject Plat Map

Certified Revaluation Company

Town of Burrillville, RI Real Estate Data

Search Results | New Search | ☒ Site Data | Buildings | Photo & Sketch

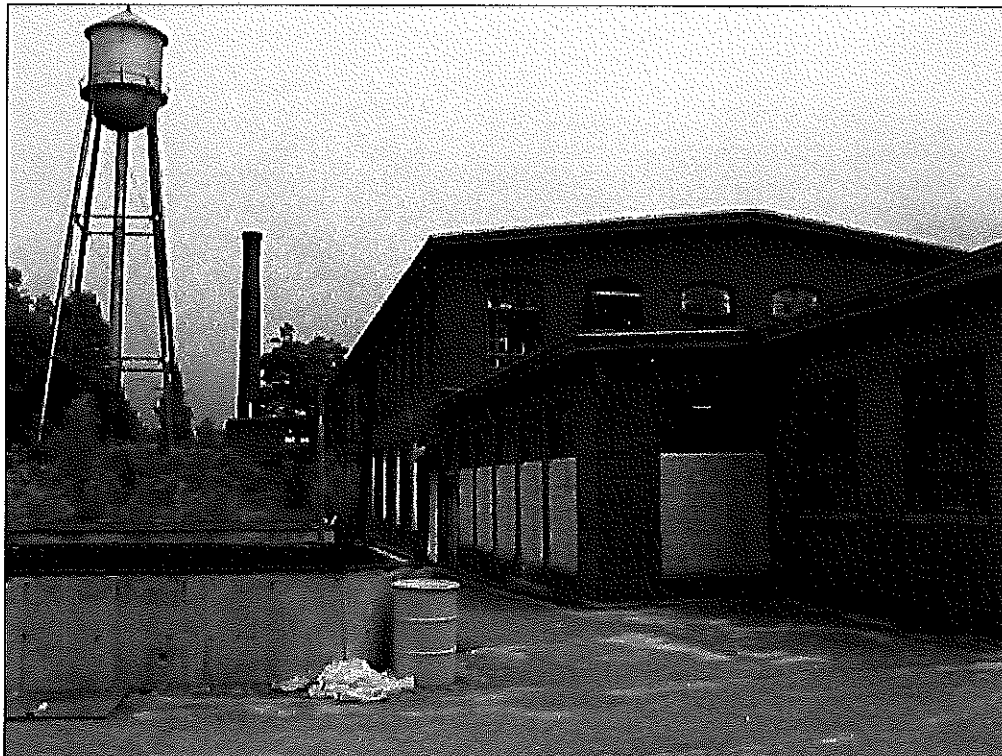
Property Information	Ownership	Valuation		
Parcel ID: 214/065 Card: 001, BOLIDEN METECH INC Location: 120 MAPLEVILLE MAIN ST Zone: R-20 Census: 130.02 State Code: Industrial Total Acres: 36.951	Owner: BOLIDEN METECH INC Account #: 00-3118-65 Last Sale: 03/31/2003 Book/Page: 0278/0573 Grantor: PERMANENT EASEMENT AGREEMENT Sale Price: \$0	Land: \$315,300 Building: \$511,600 Total: \$826,900		
Ownership History				
Previous Owner	Book/Page	Sale Price	Sale Date	
PERMANENT EASEMENT AGREEMENT	0278/0573	\$0	03/31/2003	
PORTION OF PROP TRANSFERRED	0278/0582	\$0	09/03/2002	
BOLIDEN METECH INC	100/243	\$0	//	
Miscellaneous Improvements				
Outbuilding	Year Built	Dimensions	Area	RCNLD
Paving	1970	Irregular	60000sqft	\$37,200
Shed	1970	20 x 20	400sqft	\$2,800
Shed	1970	15 x 46	690sqft	\$2,800
Shed	2003	16 x 24	384sqft	\$3,000
Permit Data				
Permit Number	Issue Date	Description	Amount	
97-387	11/05/1997	Work: SIGN	\$0	
95-48	04/06/1995	Work: RENOV	\$5,000	

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PETER M. SCOTTI & ASSOCIATES • REAL ESTATE

FOR SALE

**120 New Street
Mapleville, RI 02839**

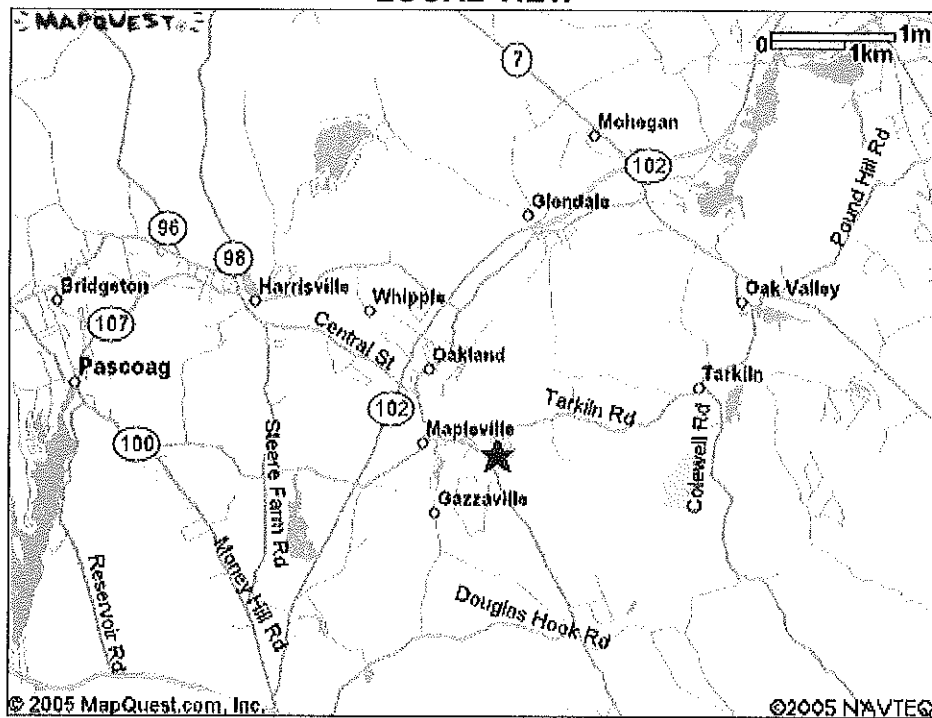


Offered @ \$ 500,000

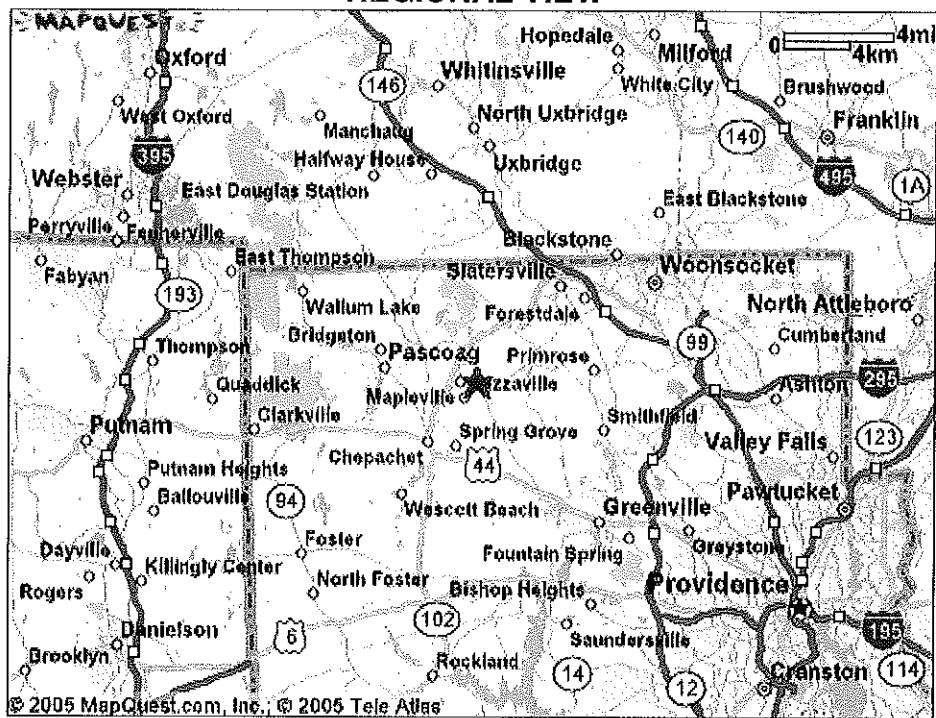
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LOCAL VIEW



REGIONAL VIEW

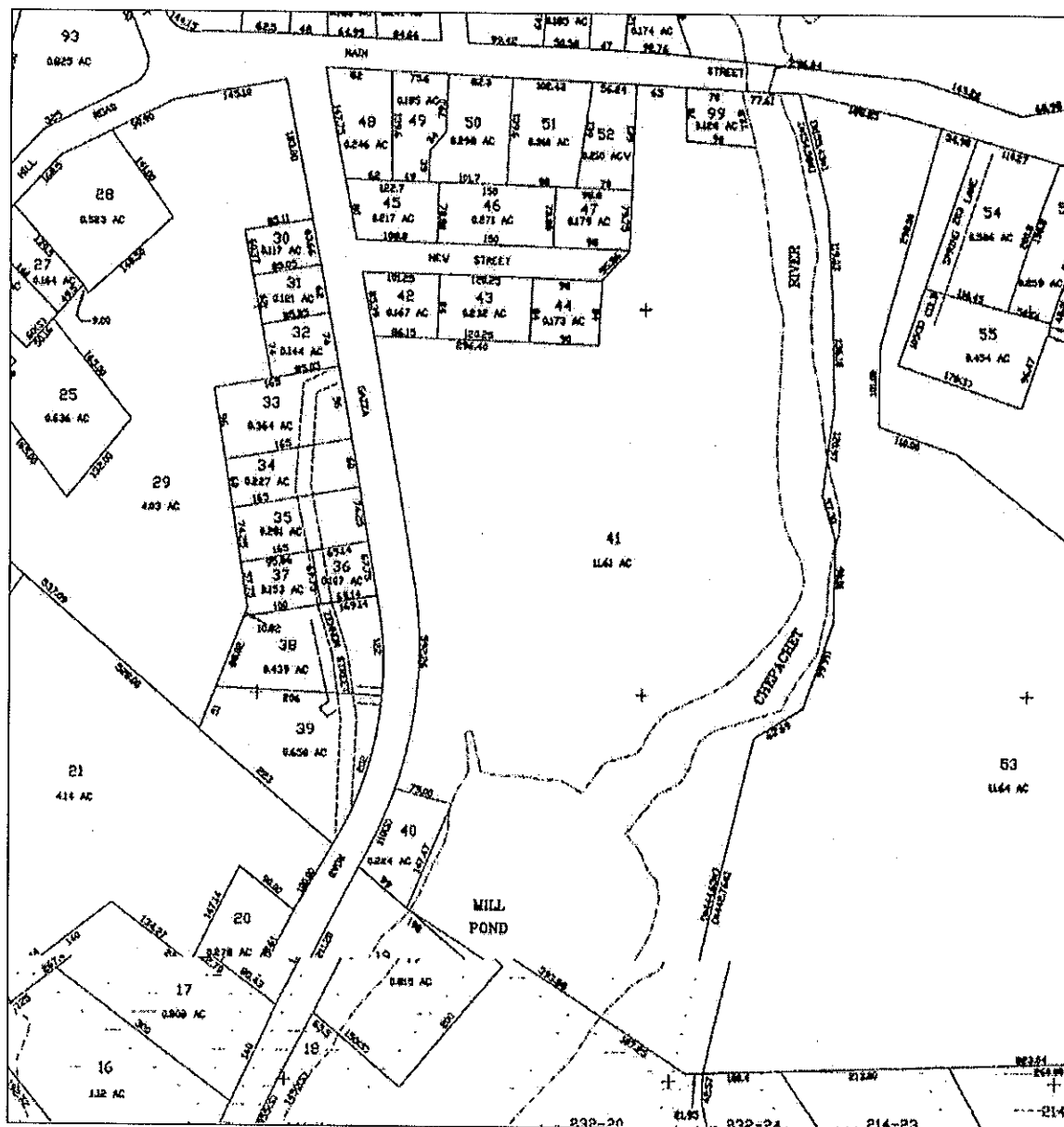


Improvements

The subject is a one-two story, brick and wood mill style building constructed on slab circa 1900. The building contains 59,392 GSF of space.

Summary of Building Characteristics

Building Area	34,300± GSF of first floor space; 25,092± GSF of second floor space
Const./Type/Quality	Class "C&D" mill style industrial building in average condition.
Use/Occupancy	The property is currently vacant but had been leased to Metech Inc.; terms of the lease were not available.
Exterior Finish	Exterior walls are mostly brick some masonry block; the roof is supported by heavy wood timbers and is covered with both rubber and tar & gravel, some roof areas have skylights; several overhead doors at grade. Interior wall height varies from 12' to 20'.
Interior Finish	Space apportioned into various office and shop areas. Finish is vinyl floor tiles in the offices, sheetrocked and wood paneled walls and acoustical tile ceilings with fluorescent lighting. The remainder of the space is warehouse or shop areas. Finish is minimal having exposed wood planked floors, brick walls open to heavy wood timber trusses and wood roof. Some second floor areas have been sandblasted to expose the wood and brick which cleaned up well.
HVAC	Gas fired boiler for steam heat.
Electric	Appeared to be a 400-amp service, full fire detection as well as a wet sprinkler systems, full security.
Functional Utility	Average
Age	Effective age is +40 years.
Marketability	The subject is an average quality building maintained in average condition, located in a mixed use district, fair access into the site, good on-site parking. If marketed and priced properly I believe the improvements would sell within an 18 month period.



Subject Plat Map

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Town of Burrillville, RI Real Estate Data

Search Results | New Search | ☒ Site Data | Buildings | Photo & Sketch

Property Information	Ownership	Valuation
Parcel ID: 214/041 Card: 001, BOLIDEN METECH INC Location: 120 NEW ST Zone: LI Census: 130.02 State Code: Industrial Total Acres: 11.5997	Owner: BOLIDEN METECH INC Account #: 02-1094-00 Last Sale: 09/30/2002 Book/Page: 0278/0578 Grantor: PERMANENT EASEMENT AGREEMENT Sale Price: \$0	Land: \$129,700 Building: \$318,900 Total: \$448,600
Ownership History		
<i>Previous Owner</i>	<i>Book/Page</i>	<i>Sale Price</i>
PERMANENT EASEMENT AGREEMENT	0278/0578	\$0
PROPERTY DEED TO TOWN FOR	0278/0570	\$0
BOLIDEN METECH INC	151/1127	\$0
Miscellaneous Improvements		
<i>Outbuilding</i>	<i>Year Built</i>	<i>Dimensions</i>
Paving	1970	Irregular
Shed	1970	Irregular
Permit Data		
<i>Permit Number</i>	<i>Issue Date</i>	<i>Description</i>
97-388	11/05/1997	Work: 3X6 SIGN
94-365	09/16/1994	Work: RE-ROOF

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