

COMMERCIAL LAND SITE FOR SALE



25 RAILROAD STREET

North Smithfield, RI 02896

GEORGE PASKALIS, SIOR

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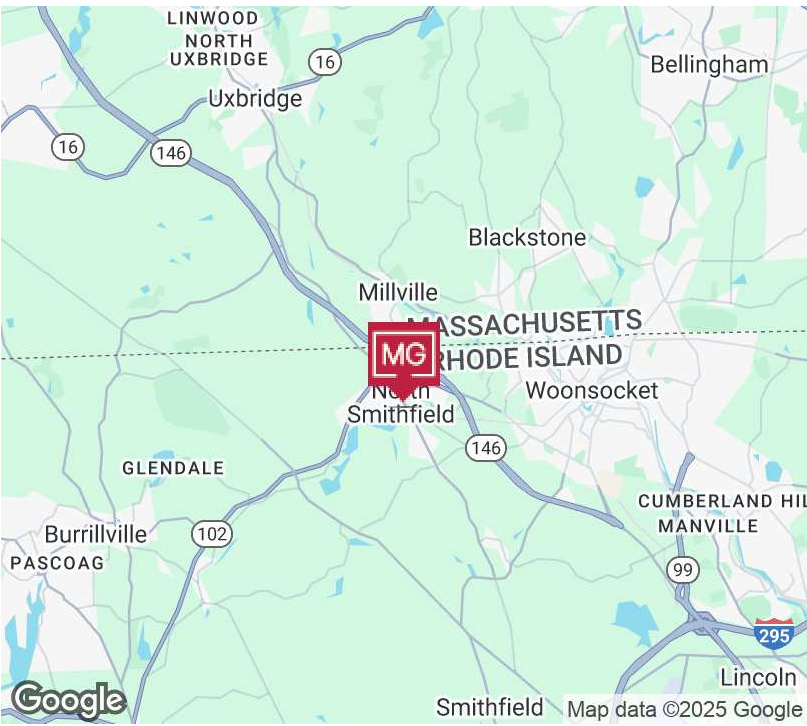
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EXECUTIVE SUMMARY



LOCATION DESCRIPTION

Exceptional northern Rhode Island location within the North Smithfield Industrial Park with immediate access to Route 146. Just 24 miles to Worcester, MA, 6 miles to I-295, and 13 miles to Providence, the property offers strategic proximity to major transportation routes, enhancing logistical efficiency and access to regional markets. Identified as North Smithfield Plat 4, Lot 435.

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	2.02 Acres
Zoning:	BN

PROPERTY DESCRIPTION

Existing 2.02 acre parcel currently used for bus parking. The site is mostly flat and compacted and ideal for new development of build-to-suit. The parcel is located in the BN (Business-Neighborhood) zoning district, which is established to provide areas for the retailing of convenience goods and furnishing of some personal services.

PROPERTY HIGHLIGHTS

- 2.02 Acre Land Site
- Fenced in Lot
- Flat/Compacted
- North Smithfield Industrial Park
- Immediate Access to Route 146
- Annual Taxes \$5,297.58

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