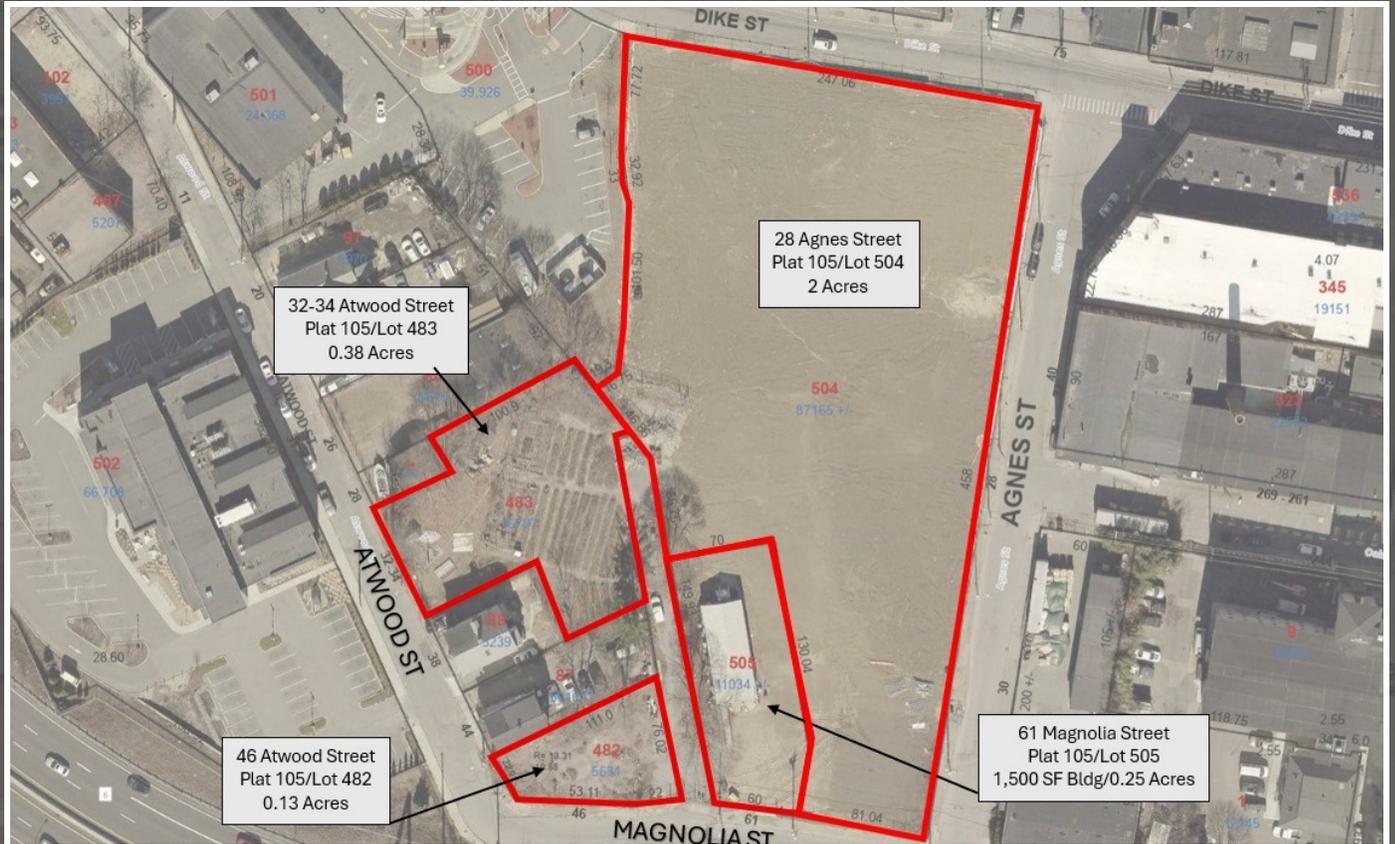


LAND FOR SALE



PRIME DEVELOPMENT OPPORTUNITY

28 Agnes St, 61 Magnolia St, 32-34 & 46 Atwood St, Providence, RI 02909

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 2.76-acre property is comprised of four (4) parcels: Plat 105 / Lot 482 (46 Atwood St), Lot 483 (32-34 Atwood Str), Lot 504 (28 Agnes St), and Lot 505 (61 Magnolia St). A 1,500 SF metal flex building is located on the 61 Magnolia St lot. It is located in a mixed-use zone of Providence, allowing for a variety of flexible uses. This rare, development-ready, triple-corner opportunity offers immediate development potential.

LOCATION DESCRIPTION

The property is located in Providence's Olneyville neighborhood, a dynamic area known for its industrial charm, rich cultural history, and creative energy. The neighborhood has been undergoing significant redevelopment, with historic mill buildings now housing art studios, boutique businesses, and eclectic living spaces. Located near major highways (Routes 6 & 10 and I-95), the location provides easy access to the greater Providence area and beyond.

OFFERING SUMMARY

Sale Price:	\$1,950,000
Land Acreage:	2.76 Acres
Zoning:	M-MU-75
Annual Taxes:	\$29,585.44

PROPERTY HIGHLIGHTS

- 2.76 Acres including 1,500 SF Flex Building
- Flexible Mixed Use Zoning
- Close Proximity to the Highway (Routes 6 & 10, I-95)
- Convenient Access to Downtown Providence
- Open Land, Ready for Development
- Utilities Available (Electric, Sewer, Water)
- Multiple Addresses, Various Ingress/Egress Options
- Established Property History
- Encompasses Three (3) Corners
- RI DEM Compliance, Documentation Available

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	18,843	86,267	153,581
Total Population	52,158	229,678	391,443
Average HH Income	\$72,708	\$88,518	\$96,065

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ADDITIONAL PHOTOS

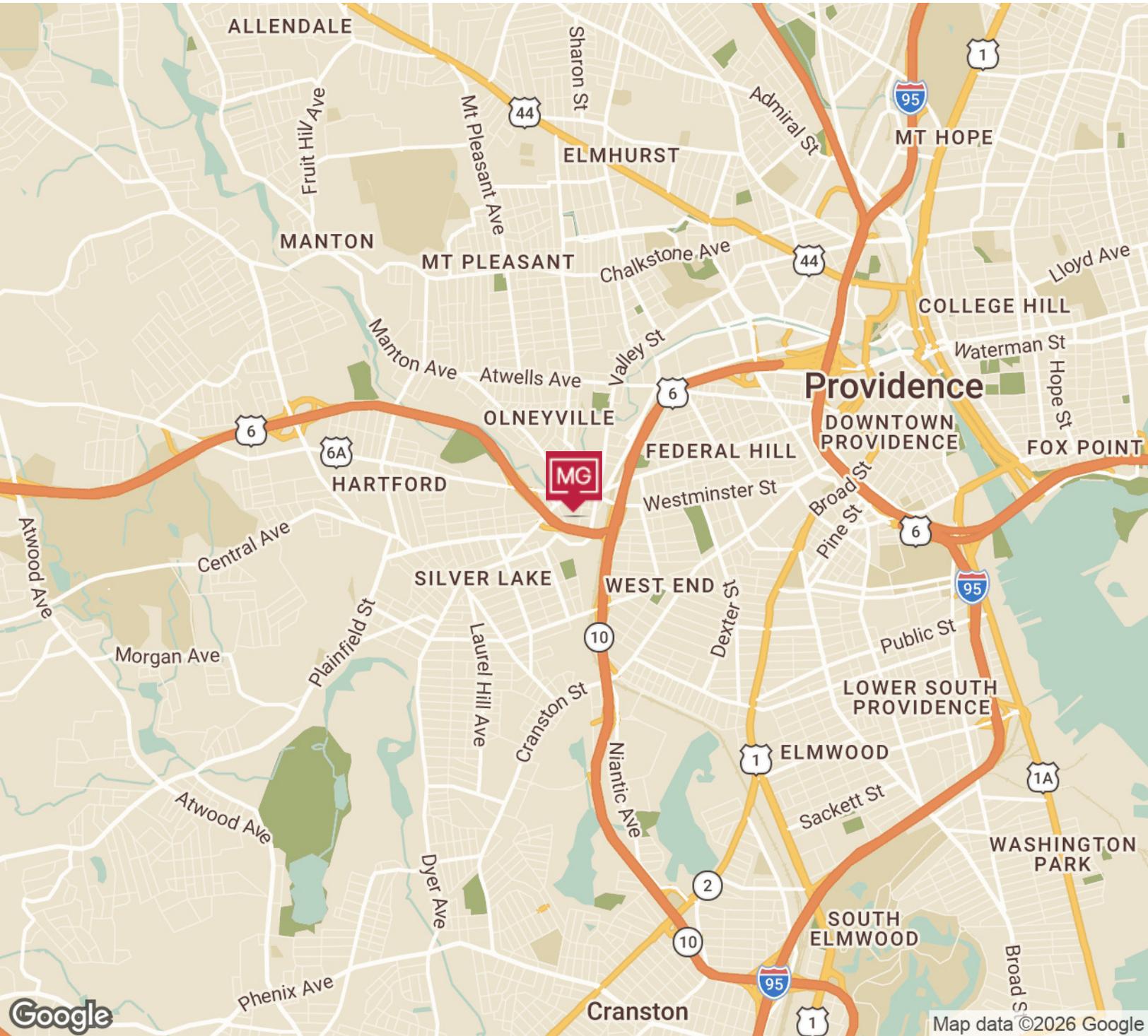


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REGIONAL MAP



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