

EDUCATION USE / DEVELOPMENT SITE FOR SALE



60 AUSTIN AVENUE

Smithfield, RI 02828

LEEDS MITCHELL IV, SIOR
Executive Vice President
401.751.3200 x3307
leeds@mgcommercial.com

JEFFREY WOOLF, MCR
Senior Vice President
213.613.3203
jeff.woolf@cbre.com

MG COMMERCIAL
365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

60 Austin Avenue is currently a 43.54 acre boarding school campus supported by 110,363 gross SF of classroom, group meeting rooms, chapel, library, gymnasium and dormitory space spread over 3 buildings. The original building was constructed in 1940 and the library in 2012. The property is also supported by a gymnasium, athletic fields and basketball, volleyball and tennis courts.

Main Building (1940) totals 87,971 gross SF and includes office space, dining hall, meeting rooms, the chapel, and residential accommodations.

Classroom building (1945) is 2 levels and totals 14,952 gross SF. Library (2011) is 2 levels totaling 7,740 gross SF.

This property offers a variety of potential redevelopment options.

LOCATION DESCRIPTION

60 Austin Avenue is conveniently located 1/2 mile off Putnam Pike (Rt. 44) via Route 295, in Smithfield RI. The location is supported by many amenities including the Apple Valley Mall and The Crossings at Smithfield which is home to Home Depot, Dave's Marketplace and Target, among numerous other dining and retail options.

PROPERTY HIGHLIGHTS

- Zoning: PD (Planned Development)
- Fully functioning boarding school campus with dormitories and food service facilities
- Site offers multiple redevelopment opportunities
- Located near Route 295 and many area amenities

OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	110,363 SF

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ADDITIONAL PHOTOS



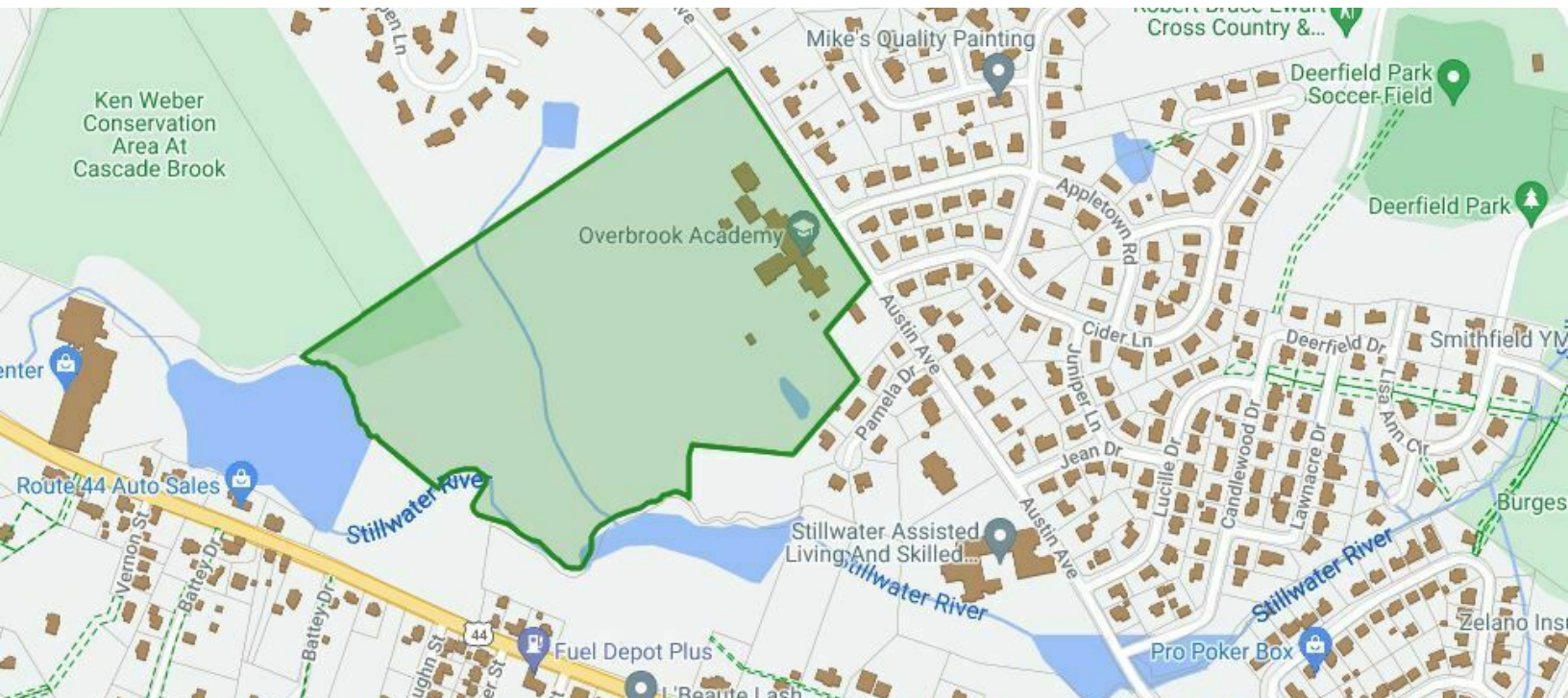
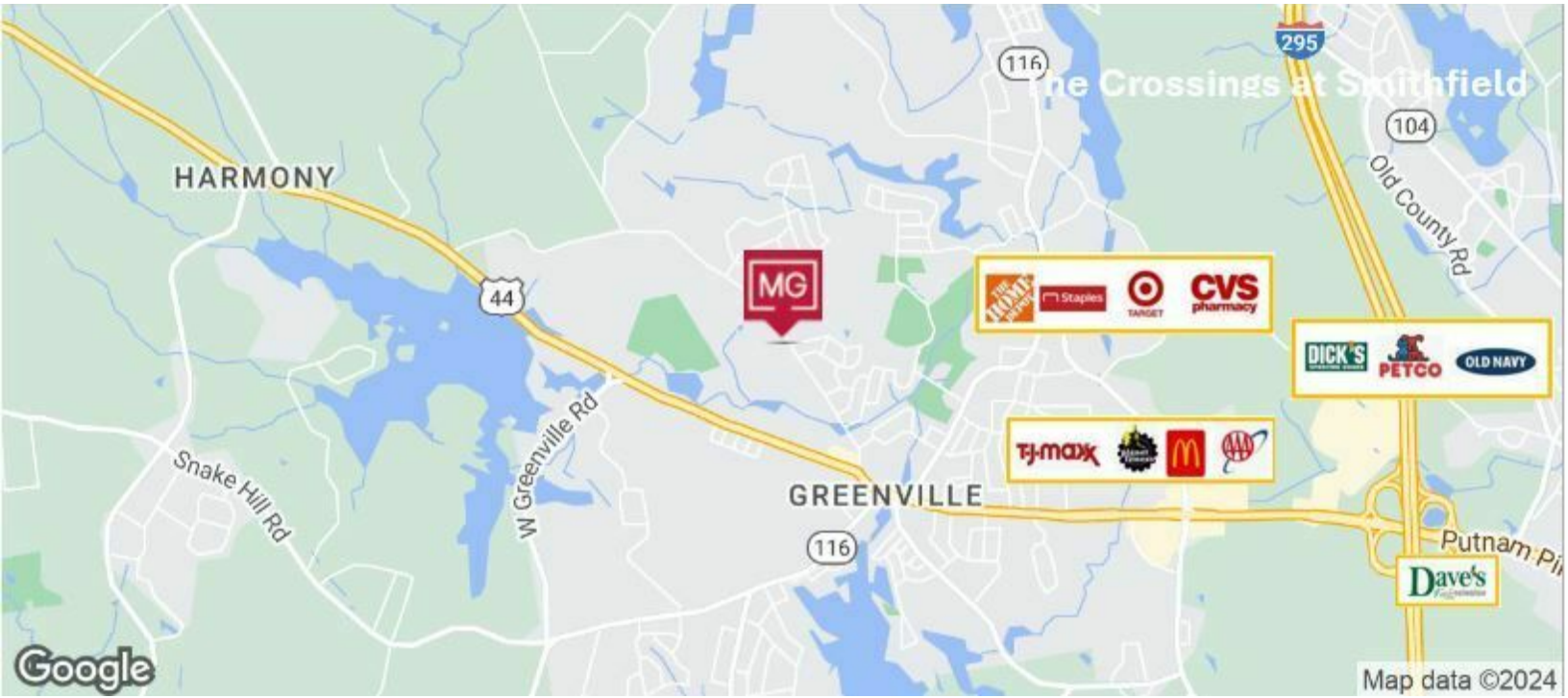
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LOCATION MAPS



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