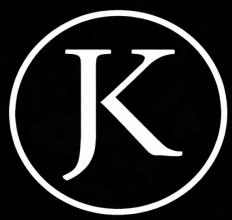


COMPASS COMMERCIAL



735 ALLENS AVENUE
PROVIDENCE, RHODE ISLAND



3.09 ACRES- FULL CITY BLOCK DEVELOPMENT OPPORTUNITY

Originally home to Armbrust International (est. 1929), these buildings reflect over a century of craftsmanship in Providence, once America's Jewelry Capital.

Constructed in 1947 and remodeled in 1968, the property blends classic mid-century design with upgraded infrastructure and expanded capacity.

Close to I-95, Downtown Providence, and the waterfront.



Lot Lines are Approximate



WITH FRONTAGE ON ALLENS, VIRGINIA, CHAPMAN, AND TORONTO AVENUES THIS PROPERTY OFFERS POTENTIAL FOR SIGNIFICANT SUBDIVISION TO MULTIPLE LOTS OFFERING ADDITIONAL FLEXIBILITY TO DEVELOPERS.

Totaling 100,000+ sq ft, the well-maintained buildings feature major updates including heating, HVAC, LED lighting systems, and roof. Flexible layouts, proven construction, and thoughtful improvements provide both character and long-term investment strength.



INVESTORS TAKE NOTE

Located in a designated Opportunity Zone, investors may qualify for significant tax benefits — including deferred and reduced capital gains taxes and potential full exclusion on appreciation after 10 years (buyer due diligence required). This positions 735 Allens Ave. as one of the most attractive redevelopment opportunities in the region.



FIVE SOLID BRICK AND STEEL BUILDINGS ARE PART OF THE PROPERTY:

MAIN BUILDING: APPROX 80,000 SF

Three Levels | 11'7" - 13'2" ceiling heights | Two Elevators | HVAC Throughout

MAINTENANCE BUILDING: APPROX. 4,500 SF

Single Level | 12'9" ceiling height

GARAGE: APPROX. 1,800 SF

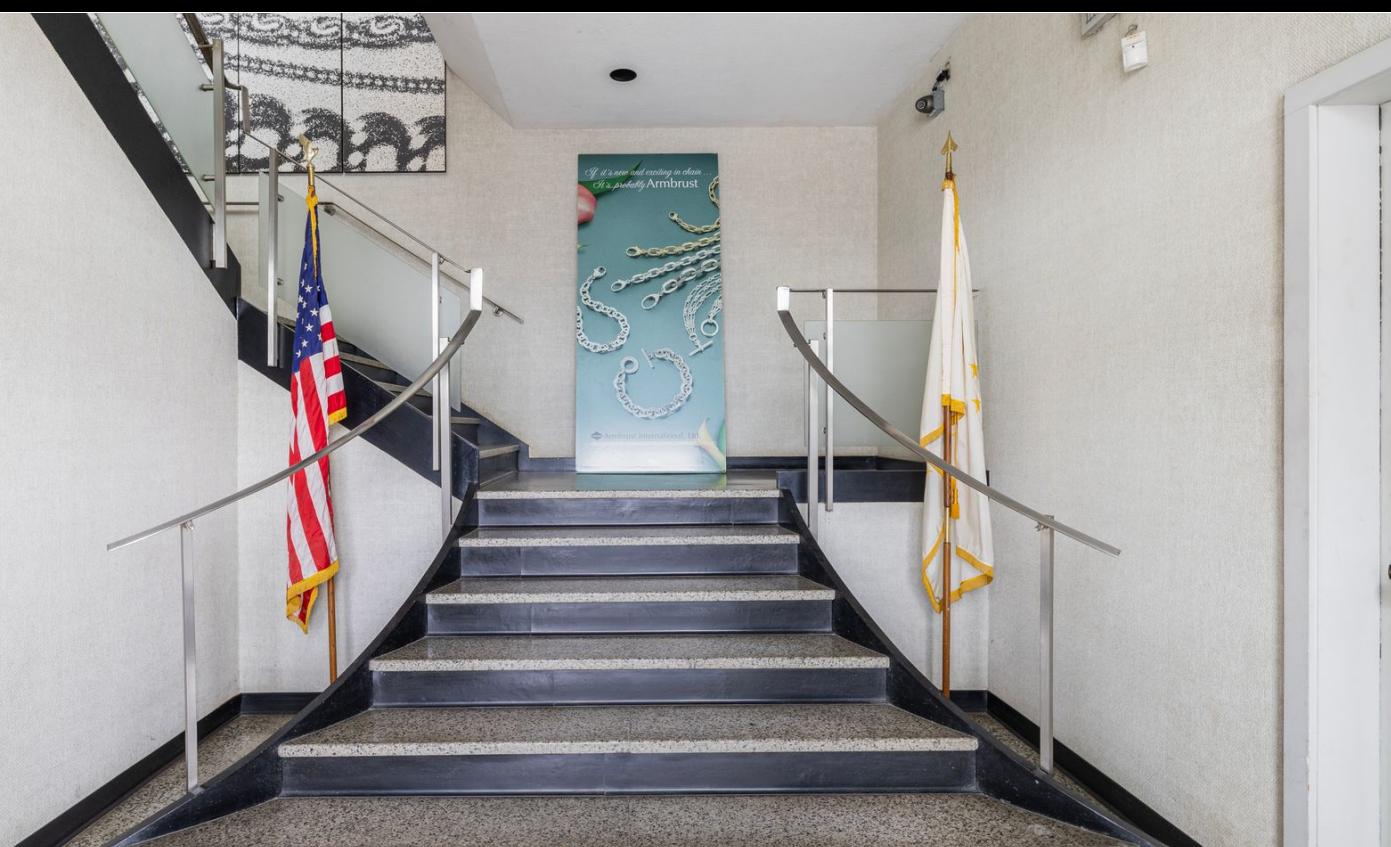
Single Level | 10'7" ceiling height

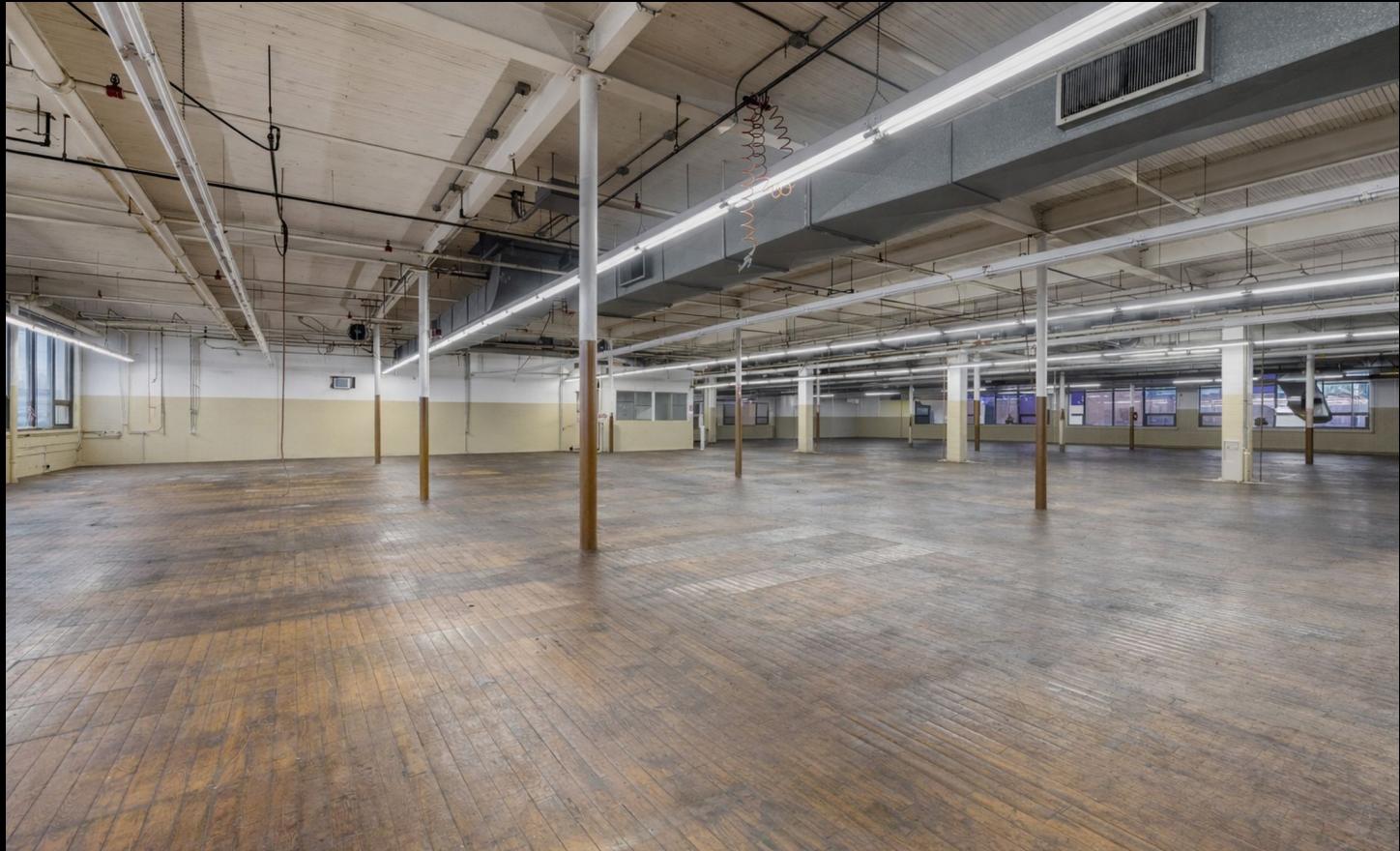
WAREHOUSE 1: APPROX. 7,500 SF

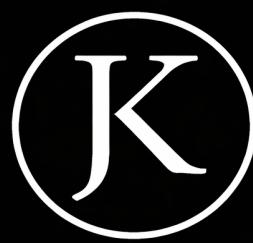
Single-Story Building | 8'4" - 9'6" ceiling heights

WAREHOUSE 2: APPROX. 3,500 SF

Two Story Building | 13'4" ceiling heights







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