



B-A ZONED PROPERTY

360 Kingstown Road
Narragansett, RI

PROPERTY OVERVIEW

360 Kingstown Road is a medical office building located in Narragansett, Rhode Island. Constructed in 1987, the building comprises 14 units totaling approximately 25,222 square feet. The property spans 2.6 acres across two lots of record.

LOCATION HIGHLIGHTS

- **Prime Location:** Situated at the Narragansett rotary, the main entrance to the town, offering excellent visibility and accessibility.
- **Proximity to Beaches:** Minutes away from South County's renowned beaches, enhancing appeal for both commercial and recreational uses.
- **Transportation Access:** Convenient access to Route 1 and a 20-minute drive to Route 95, facilitating regional connectivity.

ZONING & POTENTIAL USES

The property is zoned B-A (Business), which permits a variety of uses, including but not limited to:

- Hotel
- Medical offices
- Mixed-use commercial shopping center
- Retail trade

This zoning flexibility offers significant potential for redevelopment or repurposing to suit various business ventures.

INVESTMENT HIGHLIGHTS

- **Versatile Property:** The existing medical office setup provides immediate income potential, with opportunities for conversion to other permitted uses.
- **Strategic Location:** High-traffic area at the town's entrance ensures sustained visibility and customer access.
- **Development Potential:** The substantial lot size and favorable zoning open avenues for expansion or redevelopment projects.



360 Kingstown Road presents a unique investment opportunity in Narragansett's vibrant market. Its prime location, diverse zoning allowances, and existing infrastructure make it suitable for a range of commercial endeavors.

FOR MORE INFORMATION, PLEASE CONTACT:

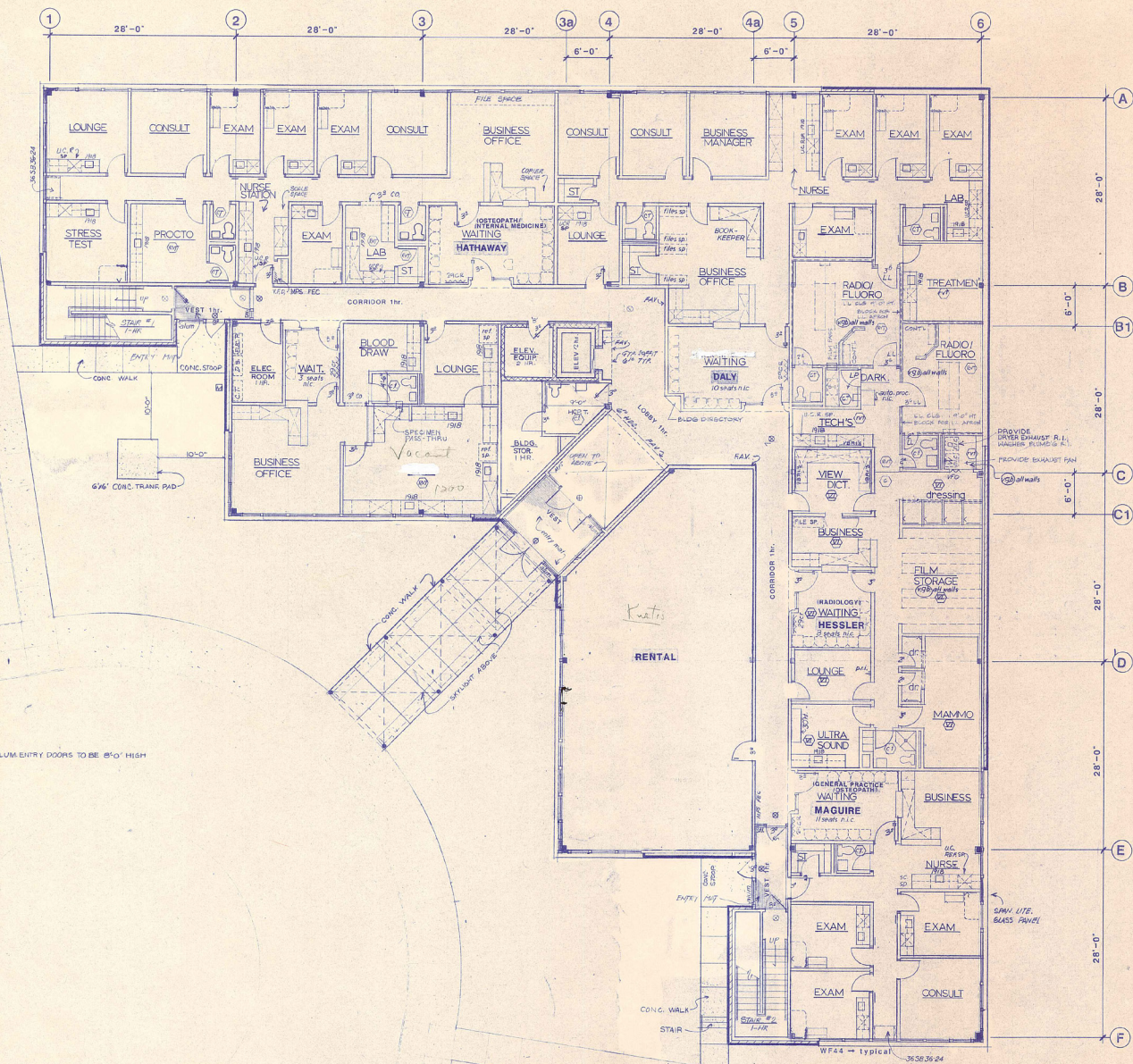
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- LEGEND**
- ALUM. - ALUMINUM
 - CPT. - CARPET
 - C.O. - CRACK OPENING
 - C.E. - CEILING
 - C.T. - CERAMIC TILE
 - CONG. - CONCRETE
 - CONG. - CONCRETE
 - DN. - DOWN
 - EX. - EXIT SIGN
 - F.A.V. - FIELD APPLIED VINYL
 - FIN. - FINISHED
 - F.F. - FINISHED FLOOR
 - F.E.C. - FIRE EXTINGUISHER CABINET
 - FLR. - FLOOR
 - F.D. - FLOOR DRAIN
 - HCP/G. - HANDICAP
 - HT. - HEIGHT
 - INT. - INTERCOM
 - L.L. - LEAD LINED
 - L.L.G. - LEAD LINED GLASS
 - LT. - LIGHT
 - L.P. - LIGHT PROOF
 - M.P.S. - MANUAL PULL STATION
 - N.I.C. - NOT IN CONTRACT
 - P. - PAINT
 - P.R.I. - PLASTER ROUGH IN
 - P.T. - PLASTER TRAP
 - REF.SP. - REFRIGERATOR SPACE
 - R.V.T. - REINFORCED VINYL TILE
 - R.I. - ROUGH IN
 - R.O. - ROUGH OPENING
 - R.T. - RAMP TILE
 - R.C.S. - SCALE SPACE
 - SP.LT. - SPANDRELIGHT
 - SP. - SPECIAL
 - SL.GL. - SLIDING GLASS
 - STL. - STEEL
 - T. - TELEPHONE
 - U.C. REF. - UNDERCOUNTER REFRIGERATOR
 - V.B.R.I. - VIEW BOX ROUGH IN
 - V.F. - VINYL FOLDING DOORS
 - V.G.B. - VINYL GYPSUM BOARD
 - W.C. - WATER COOLER
 - W.H. - HOT WATER HEATER

NOTE:
ALL ALUM. ENTRY DOORS TO BE 8'-0" HIGH



HESSLER'S NOTES
1. CARPET TO BE DESIGNED THROUGHOUT
UNLESS NOTED
2. WALLS TO BE TAPE & SAND ONLY
UNLESS NOTED
3. TOILETS TO BE STD. BRIDMAN FINISH



DESIGN #H5268

MARSHALL E. ERMANN, P.E.

MARSHALL E. ERMANN & ASSOCIATES, INC.

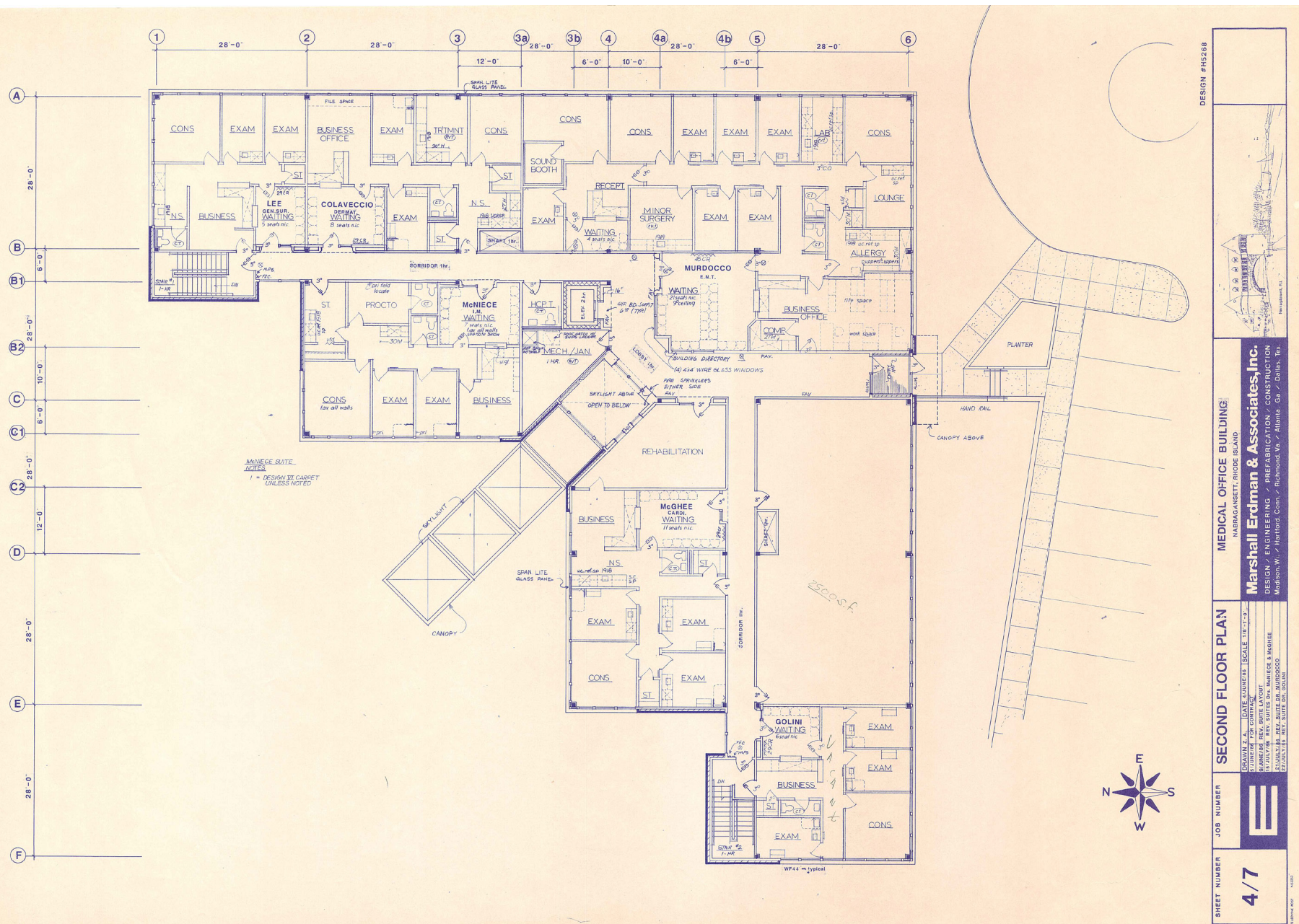
DESIGN / ENGINEERING / PREPARATION / CONSTRUCTION

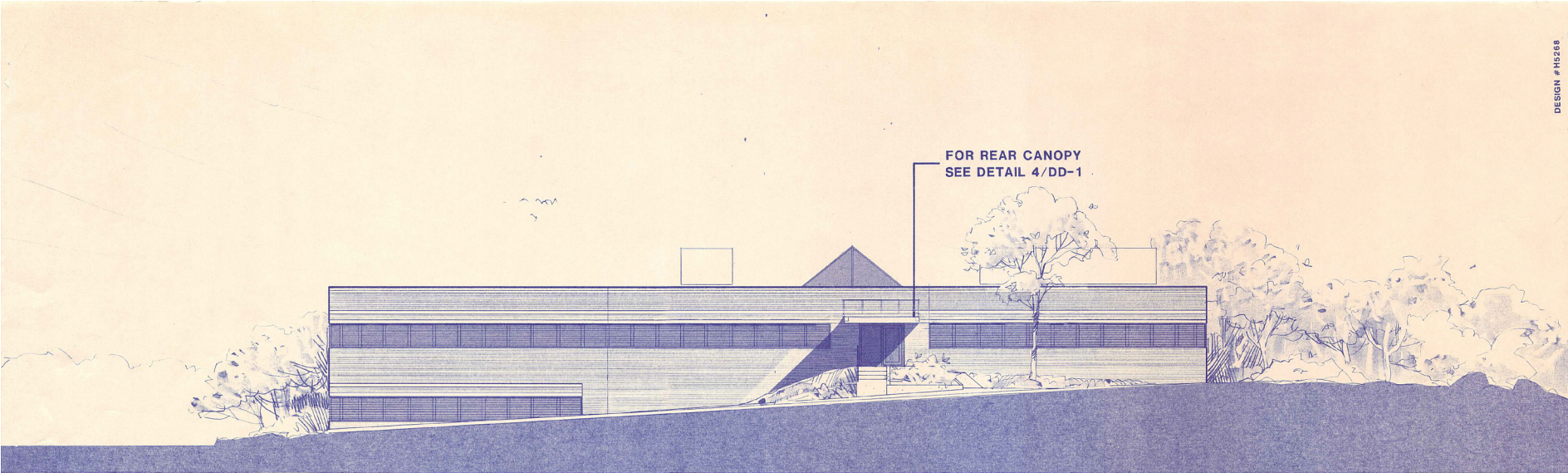
Madison, WI / Hartford, CT / Richmond, VA / Atlanta, GA / Dallas, TX

FIRST FLOOR PLAN

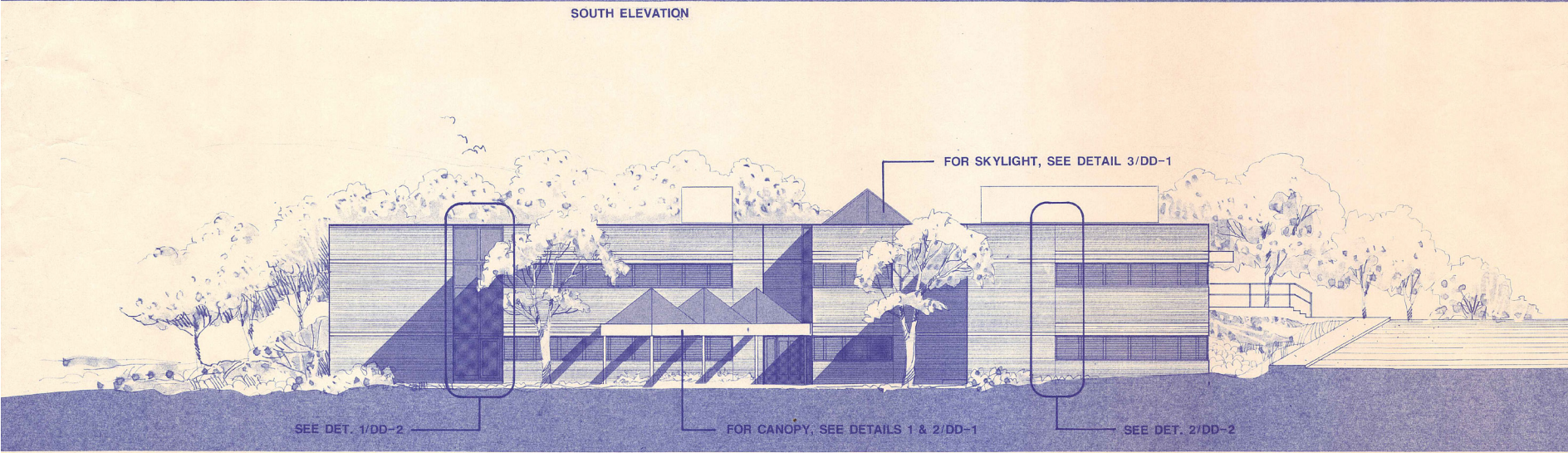
3/7

DRAWN: J.A. DATE: 11/11/08 SCALE: 1/8" = 1'-0"
 CHECKED: J.A. DATE: 11/11/08
 DESIGNED: J.A. DATE: 11/11/08
 REVISED: J.A. DATE: 11/11/08
 REVISIONS: J.A. DATE: 11/11/08



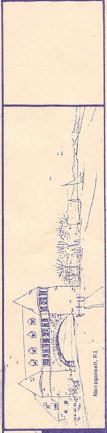


SOUTH ELEVATION



WEST ELEVATION

DESIGN #HS268



MEDICAL OFFICE BUILDING

NARRAGANSETT, R.I.

Marshall Erdman & Associates, Inc.
DESIGN / ENGINEERING / PREFABRICATION / CONSTRUCTION
Madison, WI / Hartford, Conn / Richmond, Va / Atlanta, Ga / Dallas, Tex.

ELEVATIONS

DRAWN	J.M.Z.A.	DATE	2/17/83	SCALE	1/8"=1'-0"
TYPED	J.E.				
CHECKED	J.M.Z.A.				
DATE	5/10/83				
BY	J.M.Z.A.				
DATE	5/10/83				
BY	J.M.Z.A.				

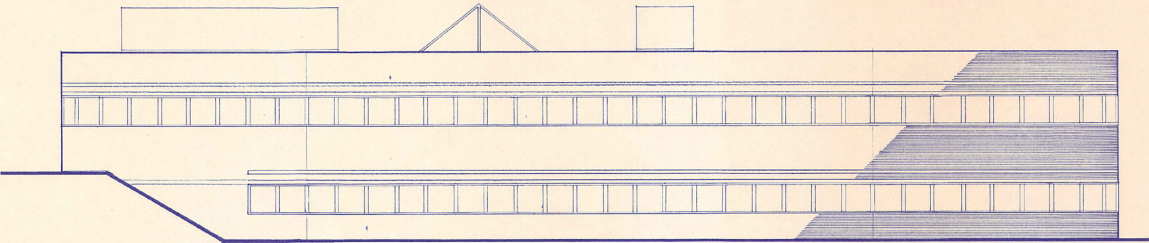
JOB NUMBER



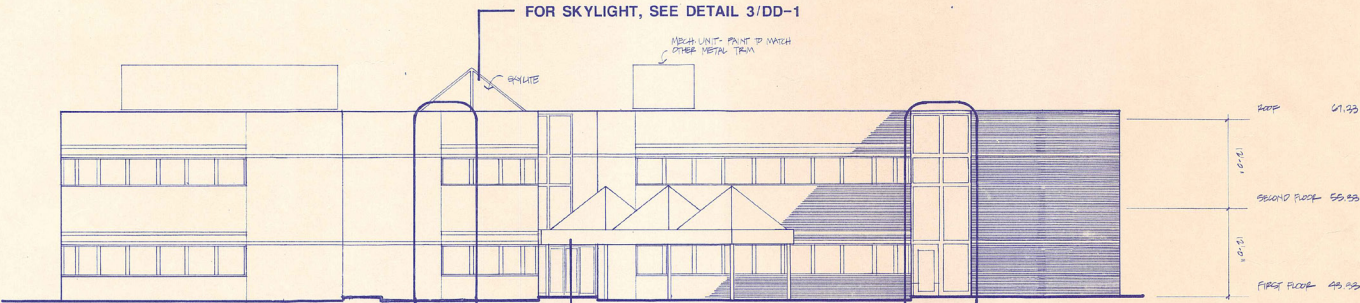
SHEET NUMBER

5/7

NOT TO SCALE



EAST ELEVATION



NORTH ELEVATION

SHEET NUMBER
6/7

JOB NUMBER
11

ELEVATIONS

DATE APPROVAL SCALE 1/8"=1'-0"
6/11/10 1/8"=1'-0" 5/11/10
G. J. J. G. J. J. G. J. J.

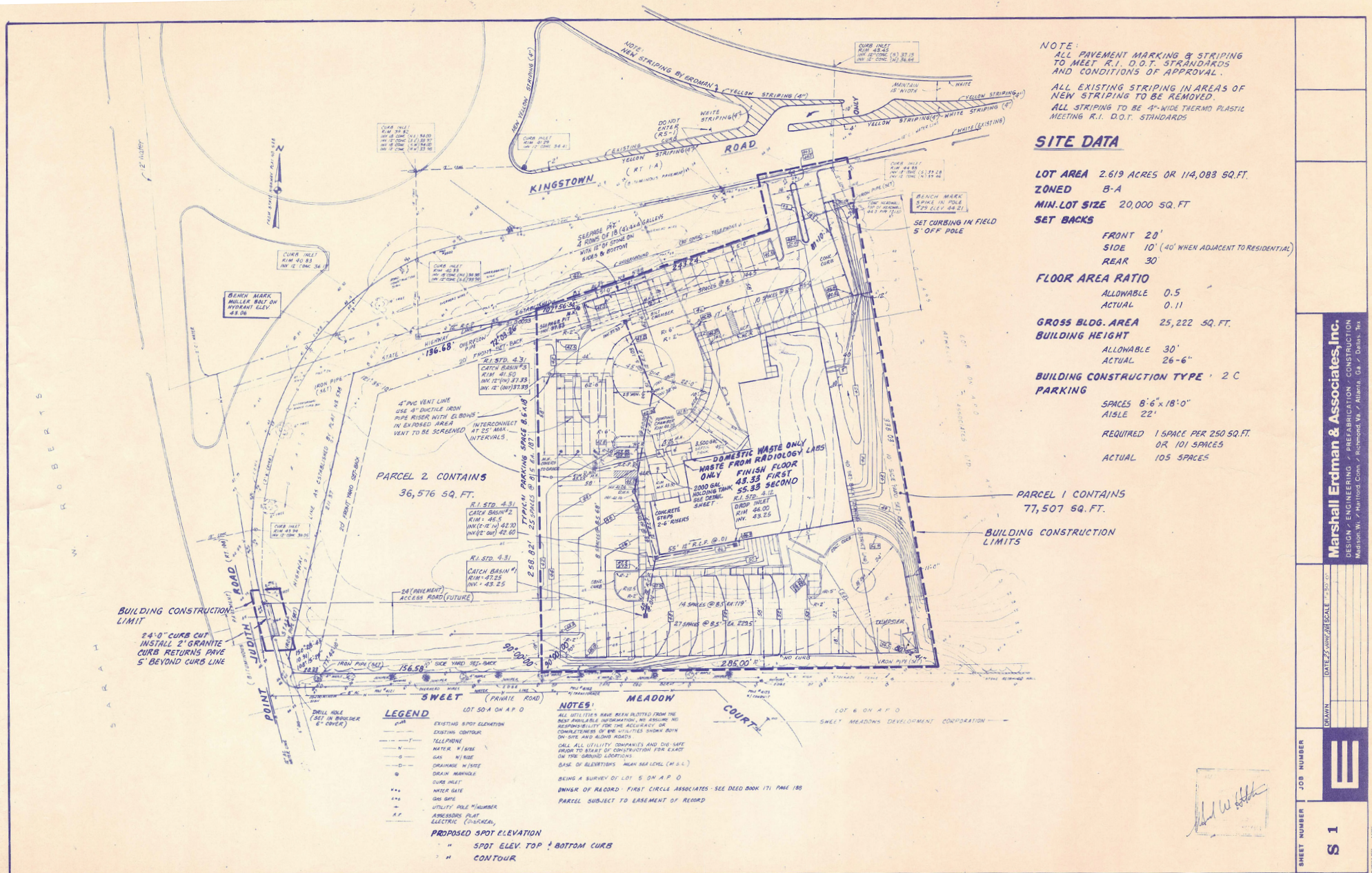
MEDICAL OFFICE BUILDING

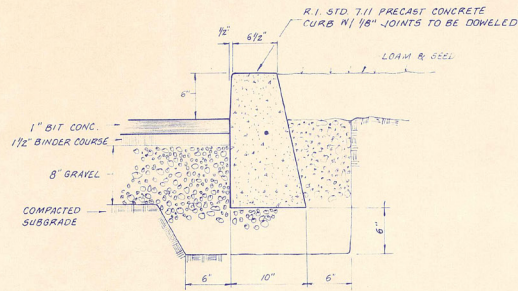
NARRAGANSETT, R.I.

Marshall Erdman & Associates, Inc.

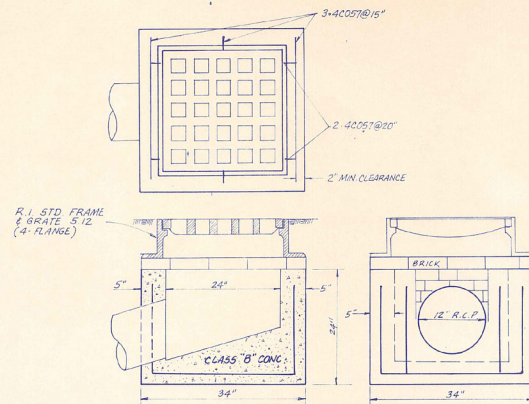
DESIGN / ENGINEERING / PREFABRICATION / CONSTRUCTION
Woburn, MA / Portland, ME / Richmond, VA / Atlanta, GA / Dallas, TX

DESIGN #H5268

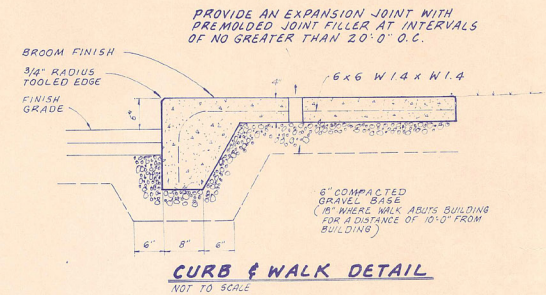




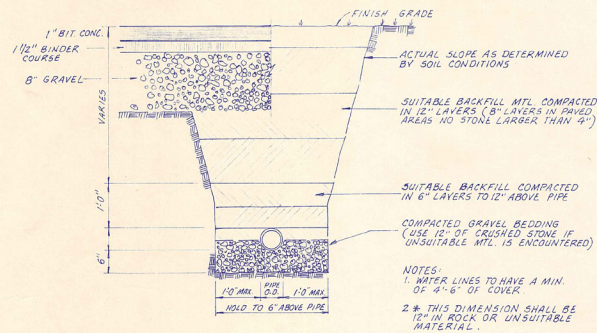
**CURBING & ROADWAY
DETAIL**



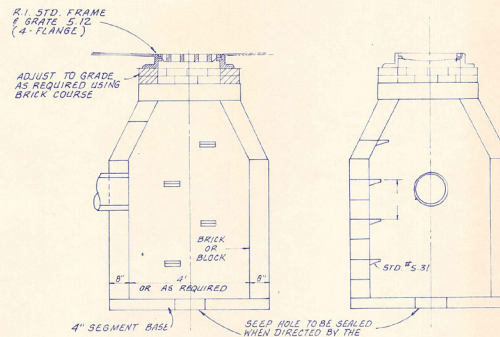
PRECAST DROP INLET (YARD DRAIN)
(R.I. STD. N° 4.12)
NOT TO SCALE



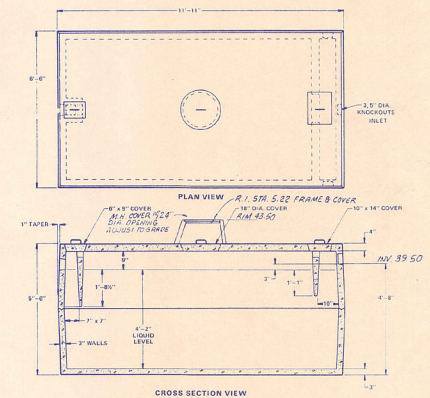
CURB & WALK DETAIL
NOT TO SCALE



**PIPE TRENCH
DETAIL**
NOT TO SCALE

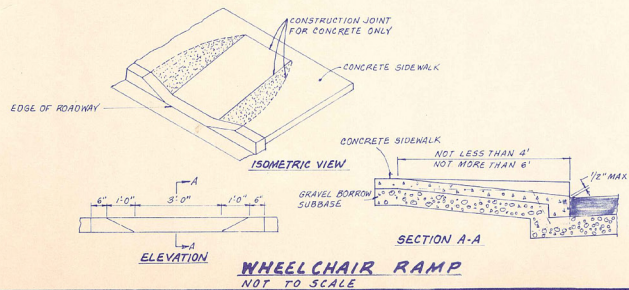


TYPICAL CATCH BASIN DETAIL
(R.I. STANDARD # 4.31)
NOT TO SCALE



**HOLDING TANK
DETAIL**
NOT TO SCALE

USE ST. 2000 HOLDING TANK
INVERT ELEV. INTO TANK — 39.50
RIM OF M.H. COVER TO BE — 43.50
SET HALF-FULL ALARM FLOAT AT EL. — 37.25
SET EMERGENCY HIGH WATER ALARM — 39.0
TANK TO BE COMPLETELY WATER
TIGHT AND WATERPROOF
ALARMS TO BE WIRED TO RADIOLOGY
ROOM AND WATER METER ROOM



WHEELCHAIR RAMP
NOT TO SCALE



