



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.

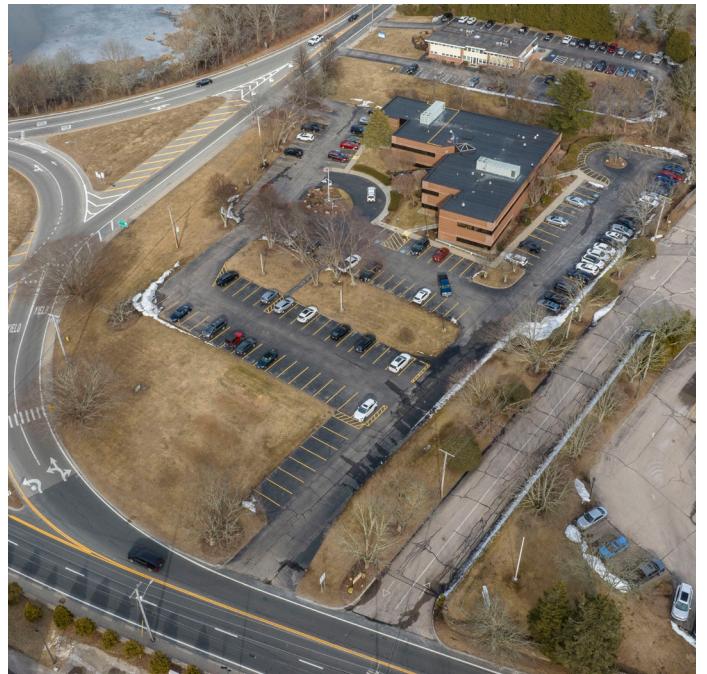


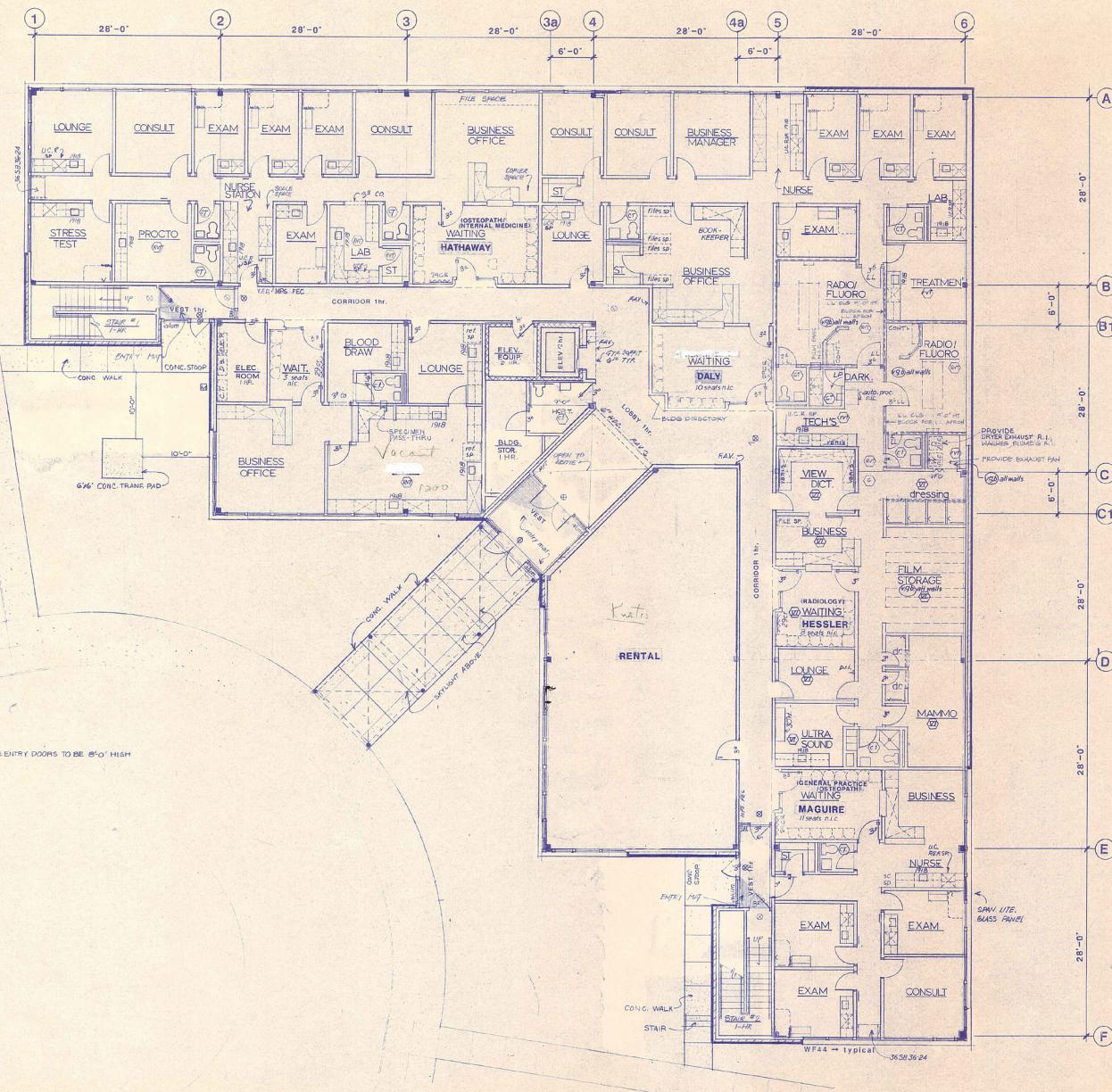
360 Kingstown Road presents a unique investment opportunity in Narragansett's vibrant market. Its prime location, diverse zoning allowances, and existing infrastructure make it suitable for a range of commercial endeavors.

## FOR MORE INFORMATION, PLEASE CONTACT:

**Nicole Maine**  
401.363.3710 | [nicole.main@compass.com](mailto:nicole.main@compass.com)  
The Local Group | Lila Delman Compass

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401.212.0348 | [patrick.farrell@compass.com](mailto:patrick.farrell@compass.com)  
The Local Group | Lila Delman Compass





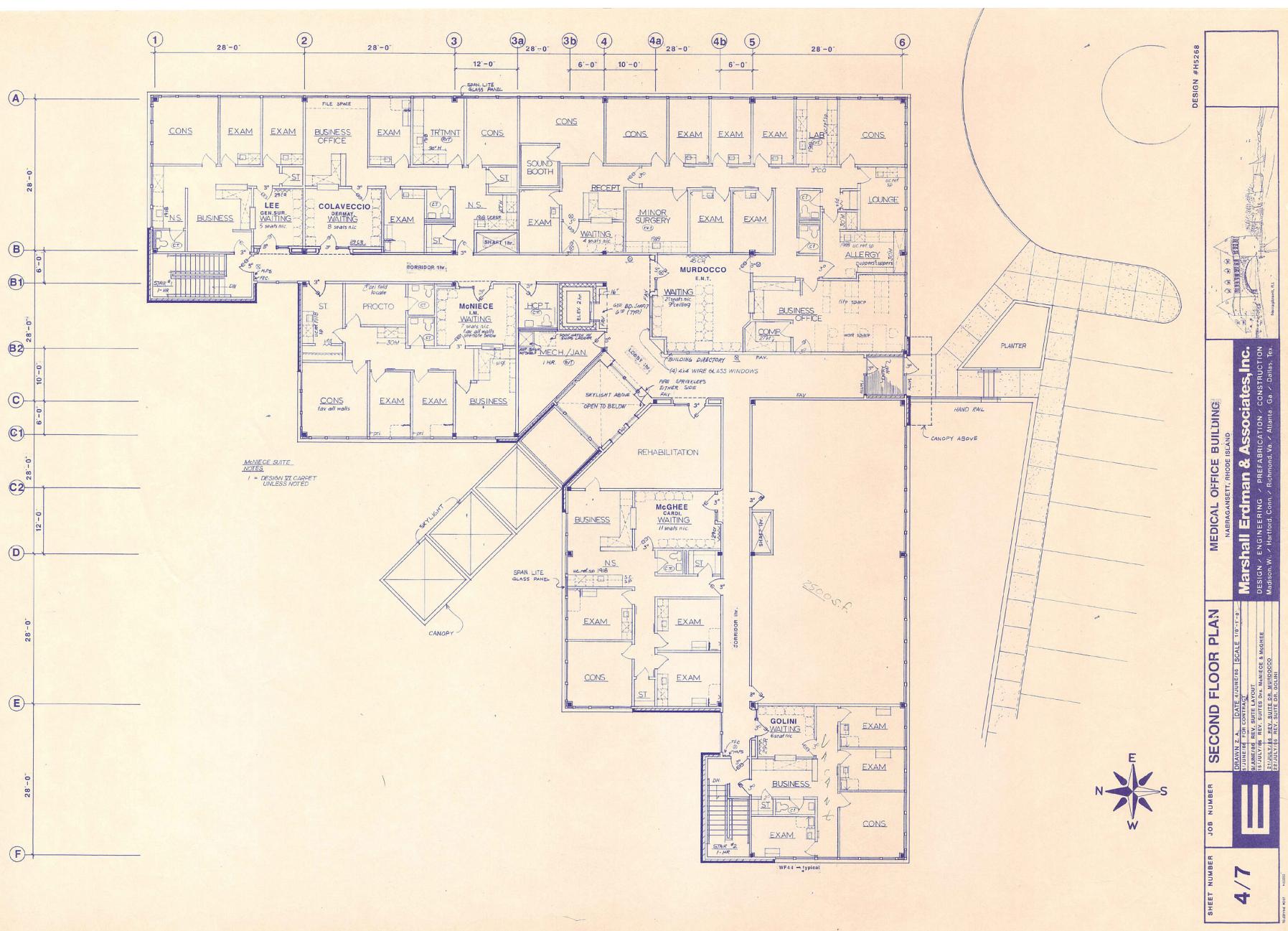
HESSLER'S NOTES:  
1. CARPET TO BE DESIGNATED THRU-OUT  
UNLESS NOTED  
2. WALLS TO BE TAPE & SAND ONLY  
UNLESS NOTED  
3. TOILETS TO BE STD. FREDMAN FINISH

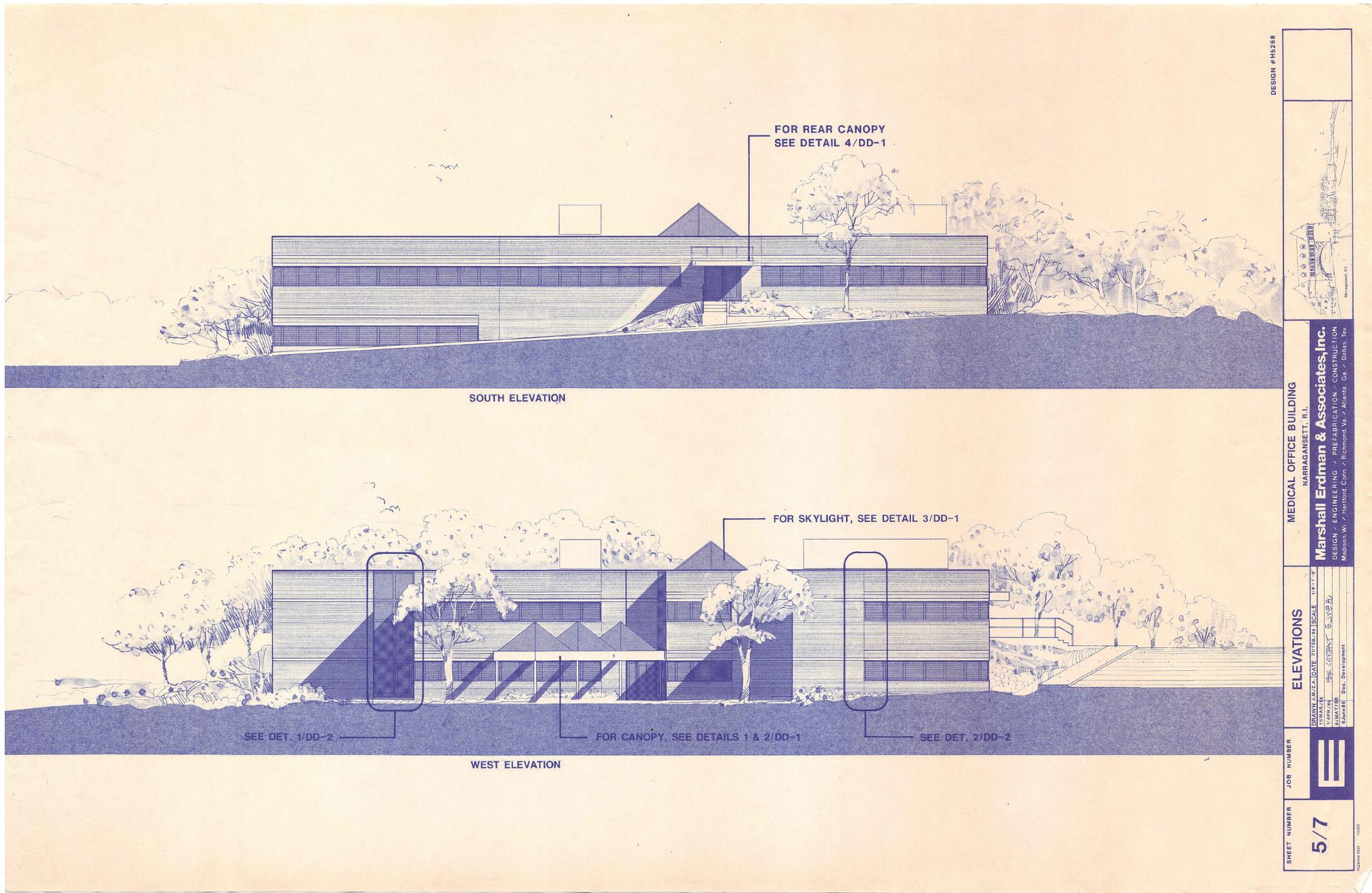
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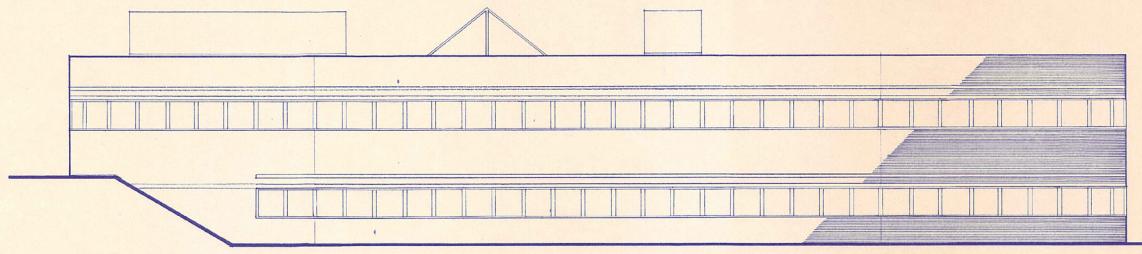
PRINTED IN U.S.A.

**MEDICAL OFFICE BUILDING**  
NARRAGANSETT, R.I.  
**Marshall Erdman & Associates, Inc.**  
DESIGN / ENGINEERING / PREFABRICATION / CONSTRUCTION  
Madison WI / Hartford, Conn. / Richmond Va. / Atlanta, Ga. / Dallas, Tex.

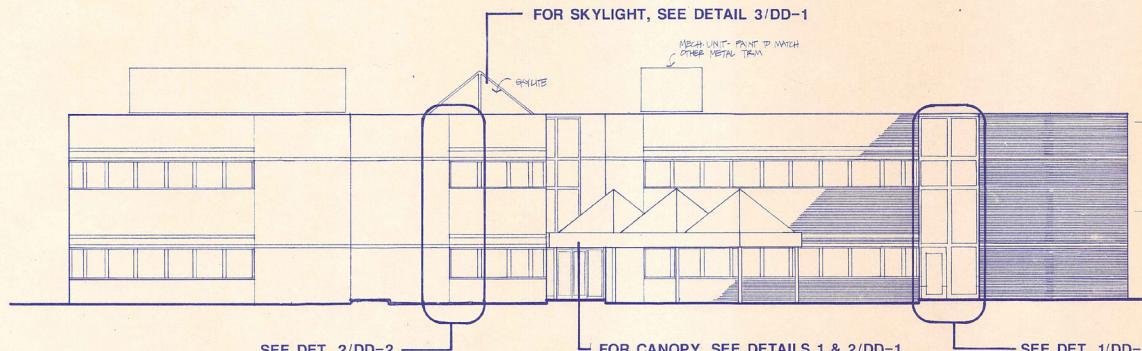






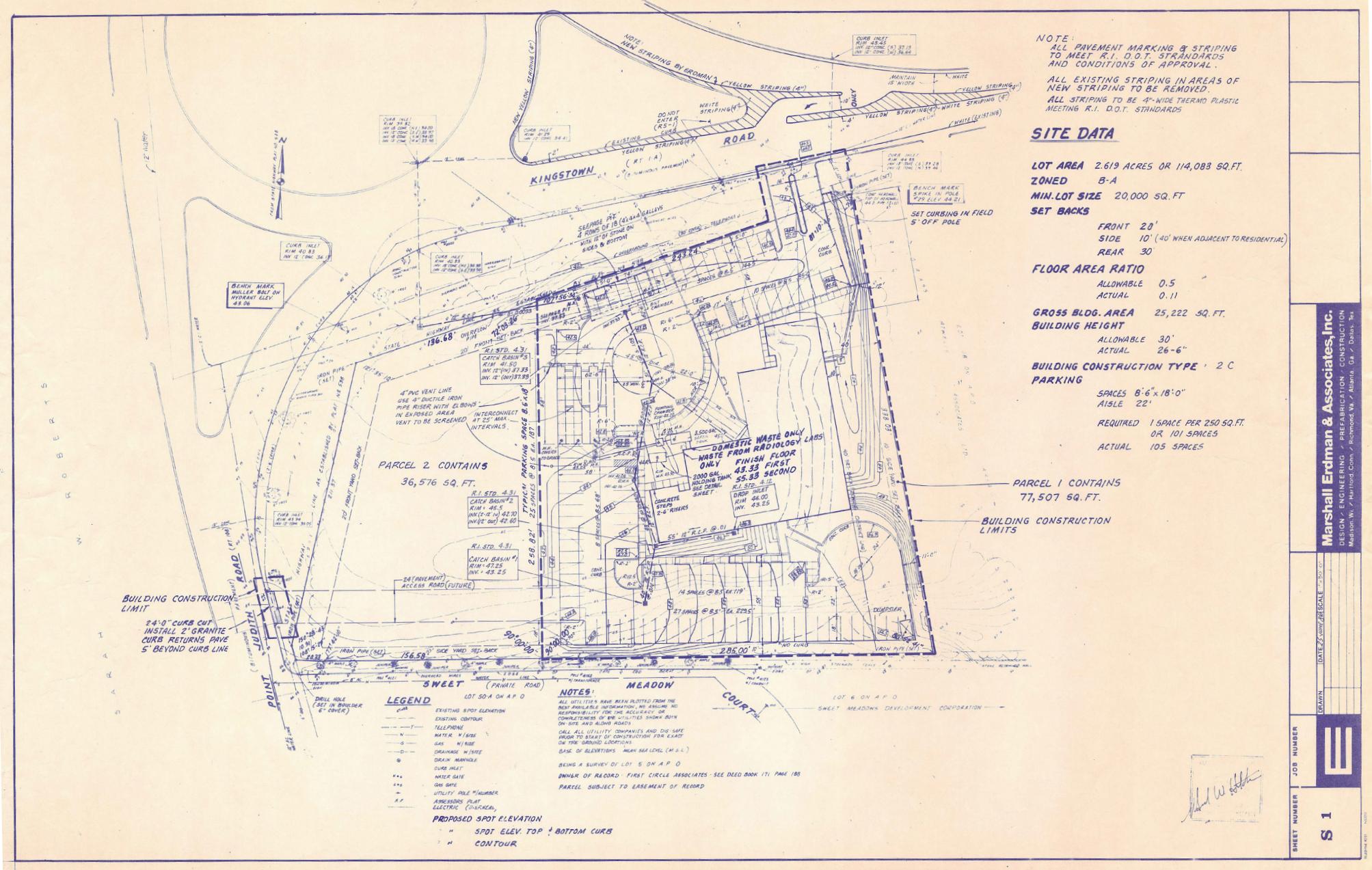


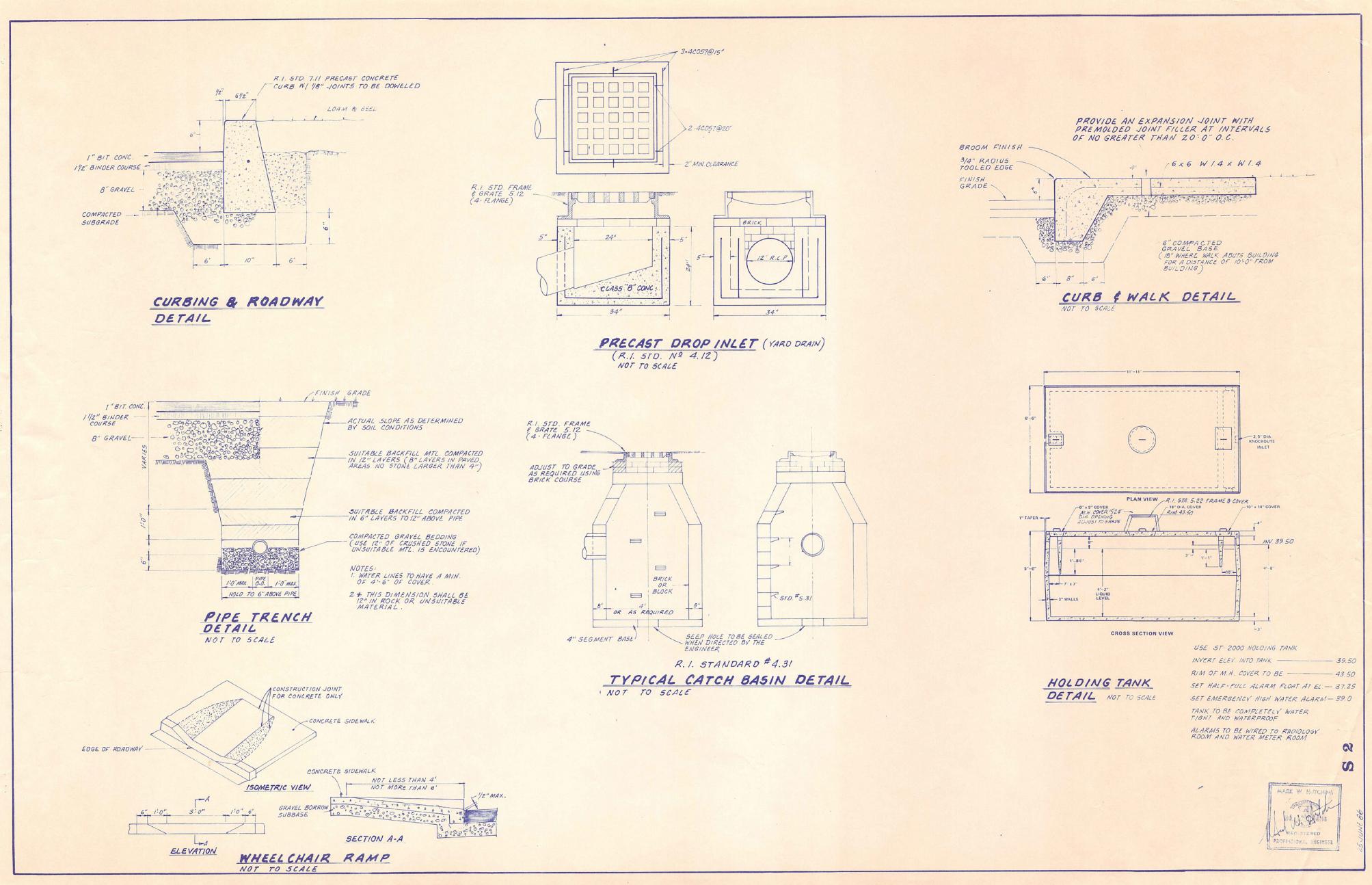
EAST ELEVATION

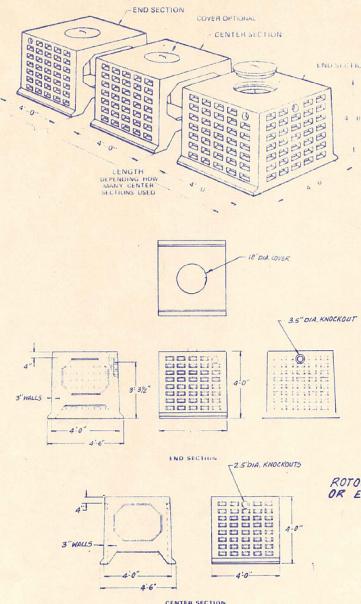


NORTH ELEVATION

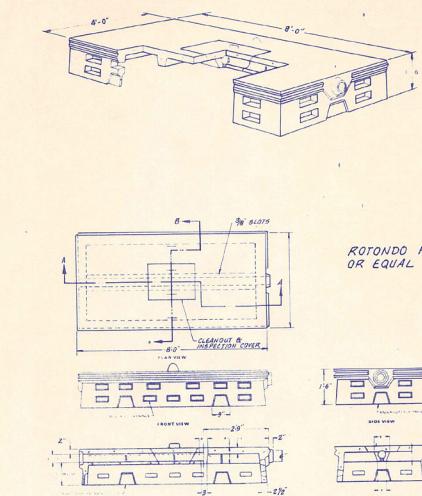
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DESIGN # 15268									
Marshall Erdman & Associates, Inc.									
DESIGN / ENGINEERING / PRE-FABRICATION / CONSTRUCTION									
Madison, WI / Hartford, Conn. / Atlanta, Ga / Dallas, Tex.									
NARRAGANSETT, R.I.									
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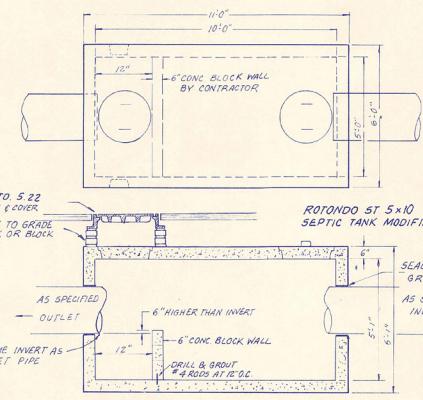




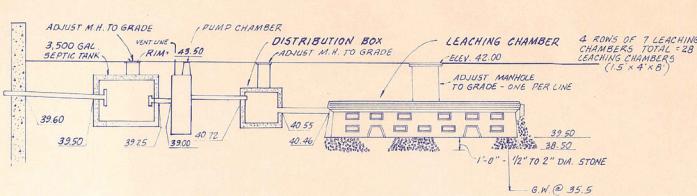
SEEPAGE PIT LEACHING CHAMBER  
NOT TO SCALE



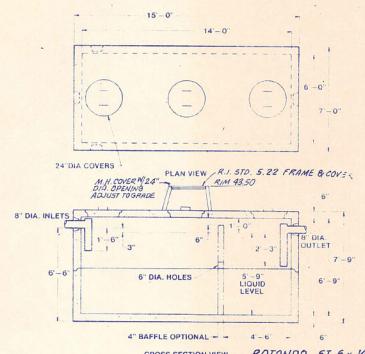
LEACHING CHAMBER  
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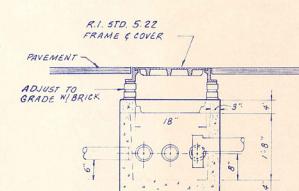
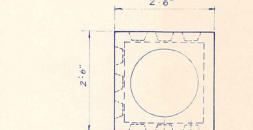
SILT CHAMBER  
NOT TO SCALE



TYPICAL SYSTEM PROFILE



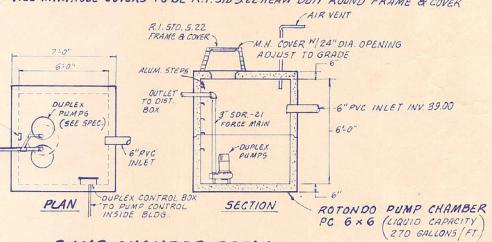
SEPTIC TANK (3,500 GAL.)  
NOT TO SCALE



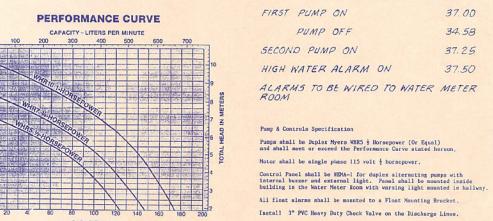
DISTRIBUTION BOX  
NOT TO SCALE

#### CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH R 23-1-5D.
2. THERE ARE NO KNOWN WELLS WITHIN 200' OF PROPOSED 15DS, EXCEPT AS NOTED OR NEW WELLS WITHIN 100' OF SYSTEM.
3. THERE ARE NO KNOWN OR PROPOSED DRAINS WITHIN 25' OF PROPOSED SYSTEM.
4. REMOVE ALL BRUSH AND TREES WITHIN 10' OF PROPOSED SYSTEM (SD 11.06).
5. DUTLET TEE TO BE INSTALLED IN SEPTIC TANK (SD 11.06).
6. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND DIMENSIONS PRIOR TO STARTING WORK. HE SHALL NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THE PLANS IN WRITING TEN (10) DAYS BEFORE.
7. STRIP ALL TOP SOIL AND SUBSOIL TO A 5' PERIMETER AROUND SYSTEM AND BACKFILL WITH CLEAN BANK RUN GRAVEL.
8. MAINTAIN 25' DISTANCE BETWEEN SYSTEM AND PUBLIC WATER SUPPLY LINE.
9. CARE SHALL BE TAKEN TO ASSURE THAT THE SOIL AT THE BOTTOM OF THE EXCAVATION IS NOT COMPACTED OR SMERED.
10. ALL PIPES TO BE 6" SOLID SCHEDULE 40 PVC UNLESS OTHERWISE NOTED.
11. ALL PRECAST CONCRETE UNITS TO BE INSTALLED UNDER PAVEMENT SHALL BE DESIGNED FOR AASHTO HS 20-44 LOADING.
12. PUMP CHAMBER TO BE VENTED.
13. ALL MANHOLE COVERS TO BE R.I. STD 5.22 HEAVY DUTY ROUND FRAME & COVER.

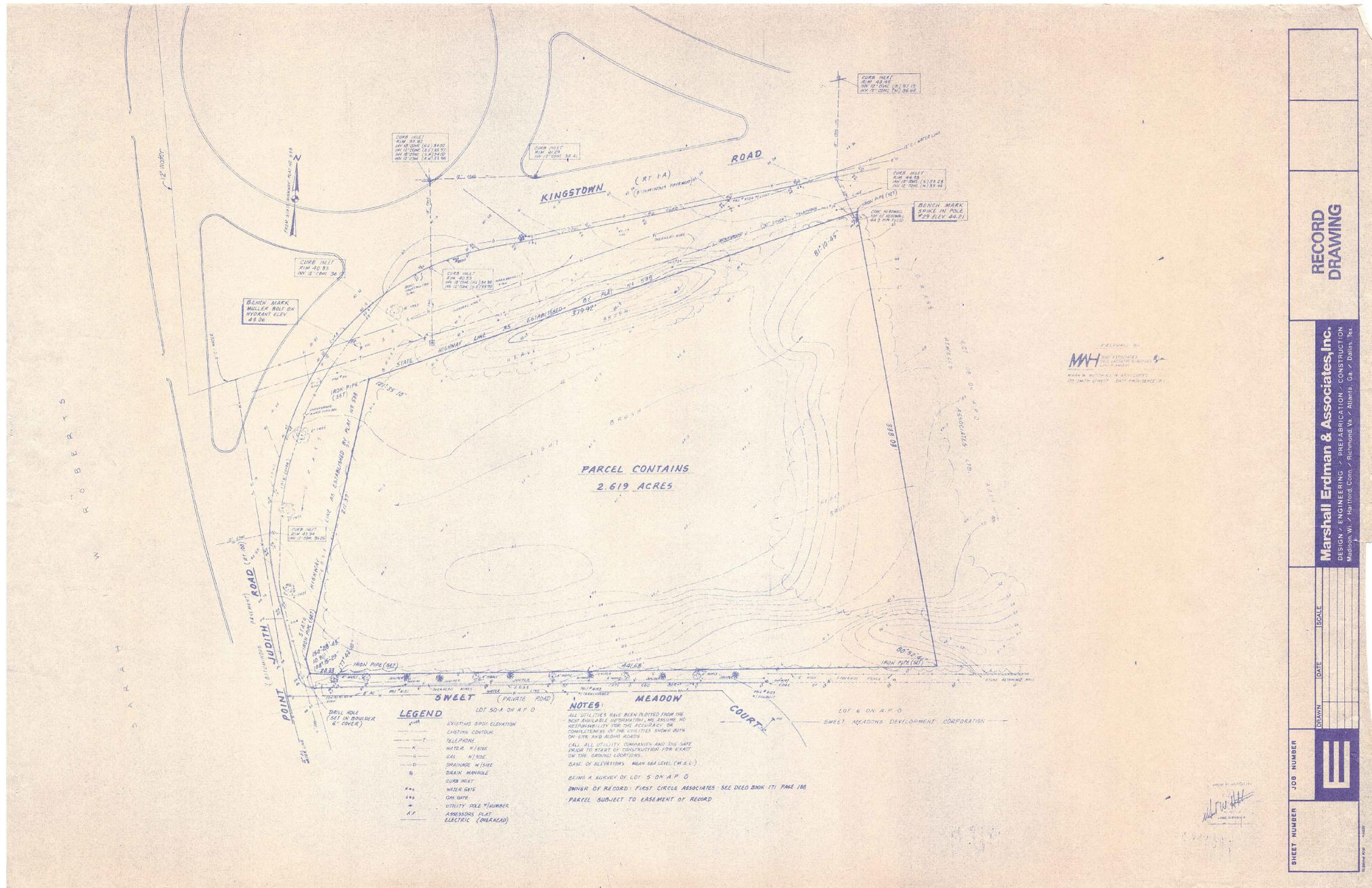


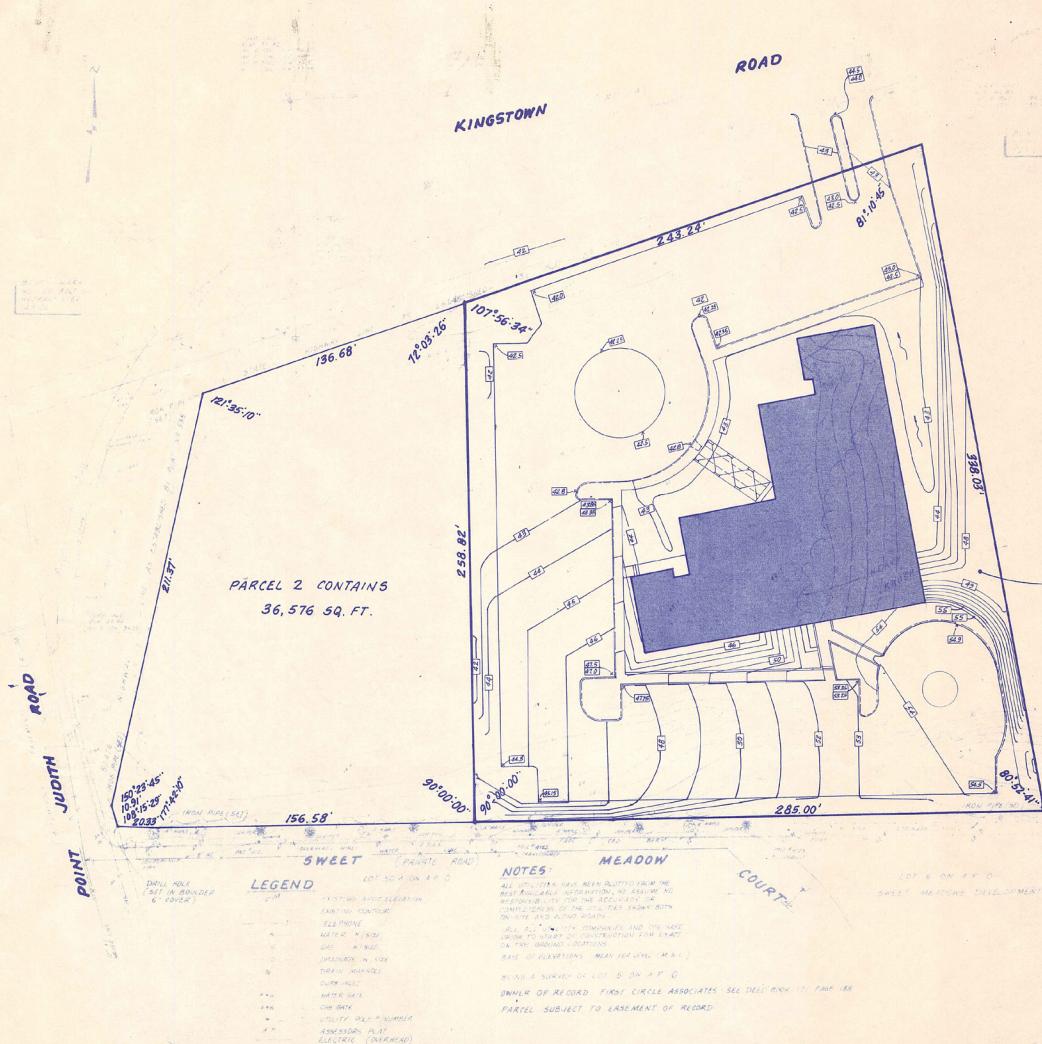
PUMP CHAMBER DETAIL  
NOT TO SCALE



PERFORMANCE CURVE

Notes & Concrete Specification  
Pump shall be Dabco Hydr 3000 (or equal) and shall meet or exceed the Performance Curve stated herein.  
Note shall be single phase 115 volt 1/60coper.  
Control Panel shall be 100A for duplex alterations power with 100A circuit breaker. The control panel shall be mounted inside building and the meter box with wiring light mounted in building.  
All time delay must be 10 seconds.  
Install 1" PVC Heavy Duty Check valve on the discharge line.  
All 2" pedestal shall be installed from the building on the wet well, all chords shall be one piece without joints wherever possible.  
Pump shall be equipped with a 3" diameter flange for connection of a 3" diameter pipe.  
All Pumps and Concrete shall be installed and furnished in accordance with the latest manufacturers specifications.





PLAN OF SURVEY IN NARRAGANSETT, R.I.  
FOR  
SOUTH COUNTY PHYSICIANS, INC.

PREPARED BY

**MWH** CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

SCALE: 1"=30' JULY, 1986

A horizontal scale bar representing 120 feet. It is marked with numerical values at 0, 15, 30, 60, 90, and 120. The word "FEET" is written in capital letters at the far right end of the bar.

— PARCEL 1 CONTAINS  
77,507 SQ. FT.

**Marshall Erdman & Associates, Inc.**  
GENERAL ENGINEERING / PREFABRICATION / CONSTRUCTION  
Atlanta / Atlanta, Ga. / Dallas, Tex.

SCALE 1" = 30'

A rectangular professional seal for Mark W. Hutchins, Professional Engineer. It features a central emblem with a bridge or dam design, surrounded by the text "MARK W. HUTCHINS" at the top and "PROFESSIONAL ENGINEER" at the bottom. The year "1982" is also present. The seal is signed "Mark W. Hutchins" and "dr" on the left and right sides respectively.

SHEET NUMBER      JOB NUMBER