



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

1501 LONSDALE AVE
LINCOLN, RI 02865

EXCLUSIVELY LISTED BY

Isaiah Stewart
Commercial Agent
(860) 333.0628
isaiahstewart@bhhsne.com
RES.0835666



Dylan LaGrandeur
Commercial Agent
(401) 692.0773
dylanlagrandeur@bhhsne.com
RES.0805892



Kyle Schrader
Commercial Agent
(860) 333.3242
kyleschrader@bhhsne.com
RES.0808754



**BERKSHIRE
HATHAWAY** | NEW ENGLAND
HOMESERVICES | PROPERTIES

COMMERCIAL DIVISION

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway Commercial Division for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Berkshire Hathaway Commercial Division.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Berkshire Hathaway Commercial Division and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.

By accepting this Memorandum, you agree to the above terms and conditions.

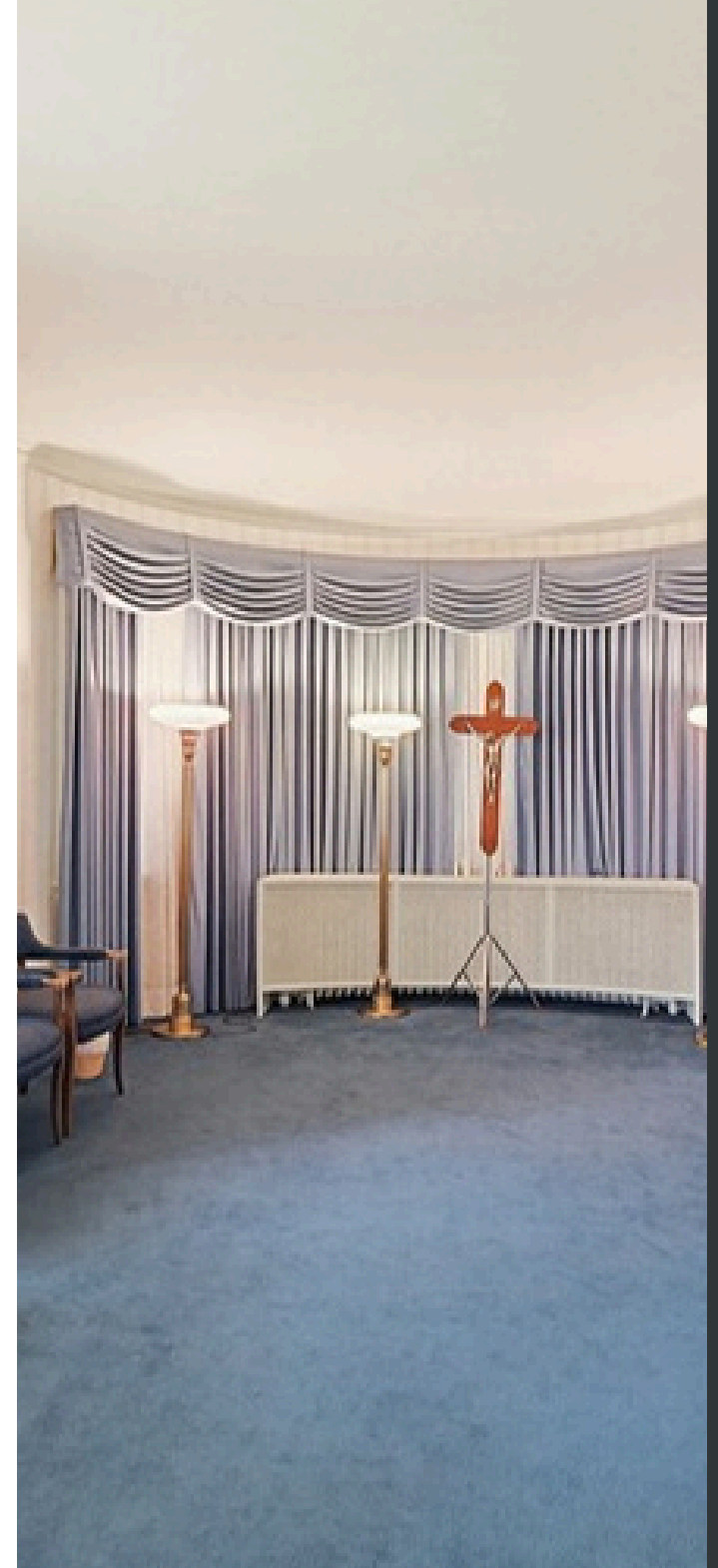


TABLE OF CONTENTS

- 01 INVESTMENT OVERVIEW
- 02 SITE PLAN
- 03 FLOOR PLANS
- 04 PROPERTY PHOTOS
- 05 AREA OVERVIEW
- 06 AERIALS & MAPS



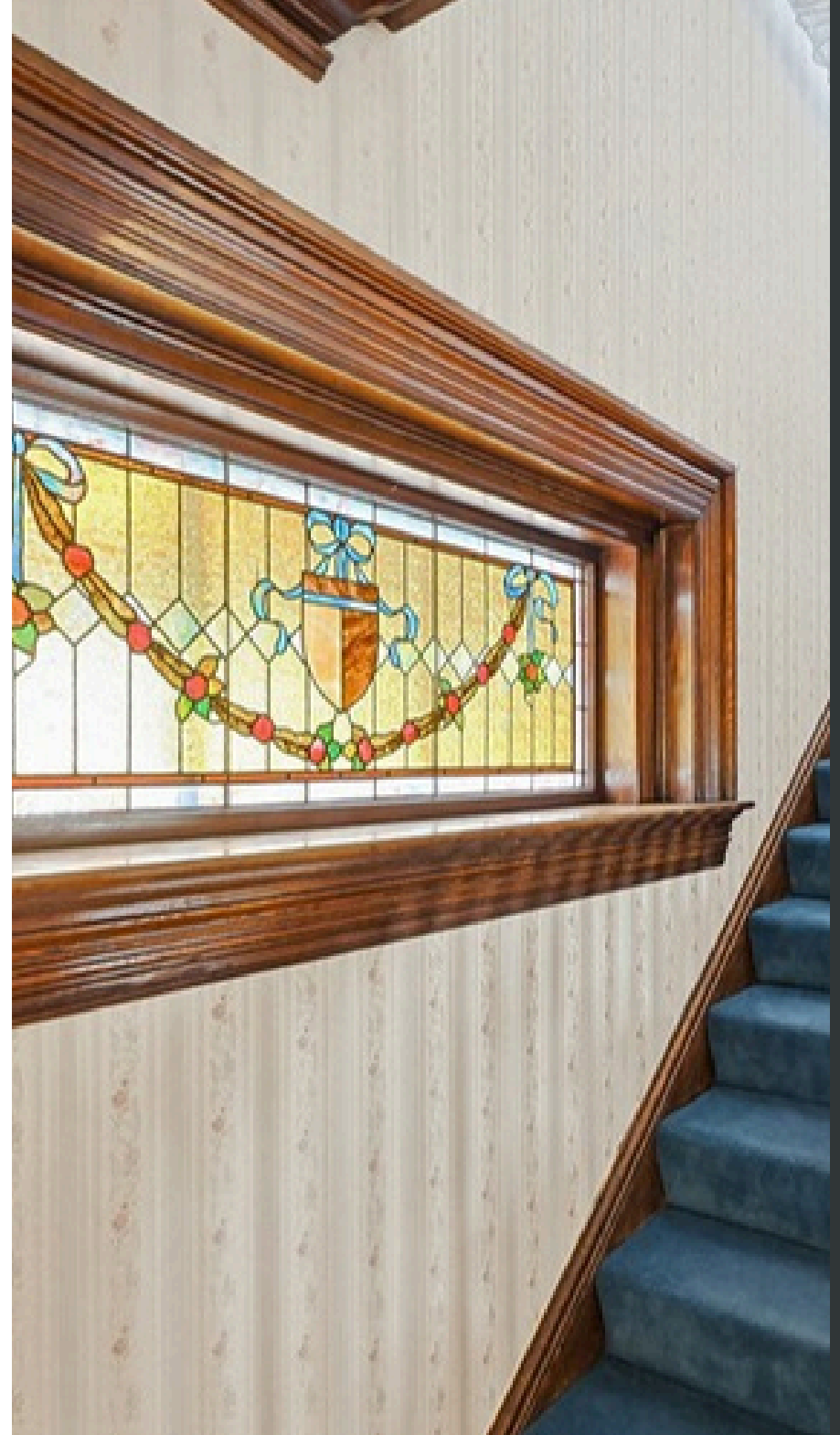
01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY

DEVELOPMENT POTENTIAL



THE OFFERING

PROPERTY ADDRESS	1501 LONSDALE AVE
BUILDINGS	2
BUILDING 1 SQUARE FEET	8,764
BUILDING 2 SQUARE FEET	3640
ASKING PRICE	\$1,000,000
LOT SIZE	1.374 acres





PROPERTY SUMMARY

1501 Lonsdale Ave was formerly a funeral home boasting 8,764 square feet with an attached carriage house of 3,640 square feet inclusive of a 1,472 square foot garage. This property proudly sits on a 1.3 acre lot capable of fitting 20+ cars in its expansive parking lot. This property is uniquely zone for residential, multi-family, temporary lodging, and mixed use. This legacy property has immense potential in the suburban metropolitan Providence area.

HIGHLIGHTS

- 1.3 acre lot
- Building 1: 8,764 square feet
- Building 2: 3,640 square feet
- 1,472 square foot garage
- Conversion potential
- 20+ parking spaces
- 10 minutes from Providence, RI



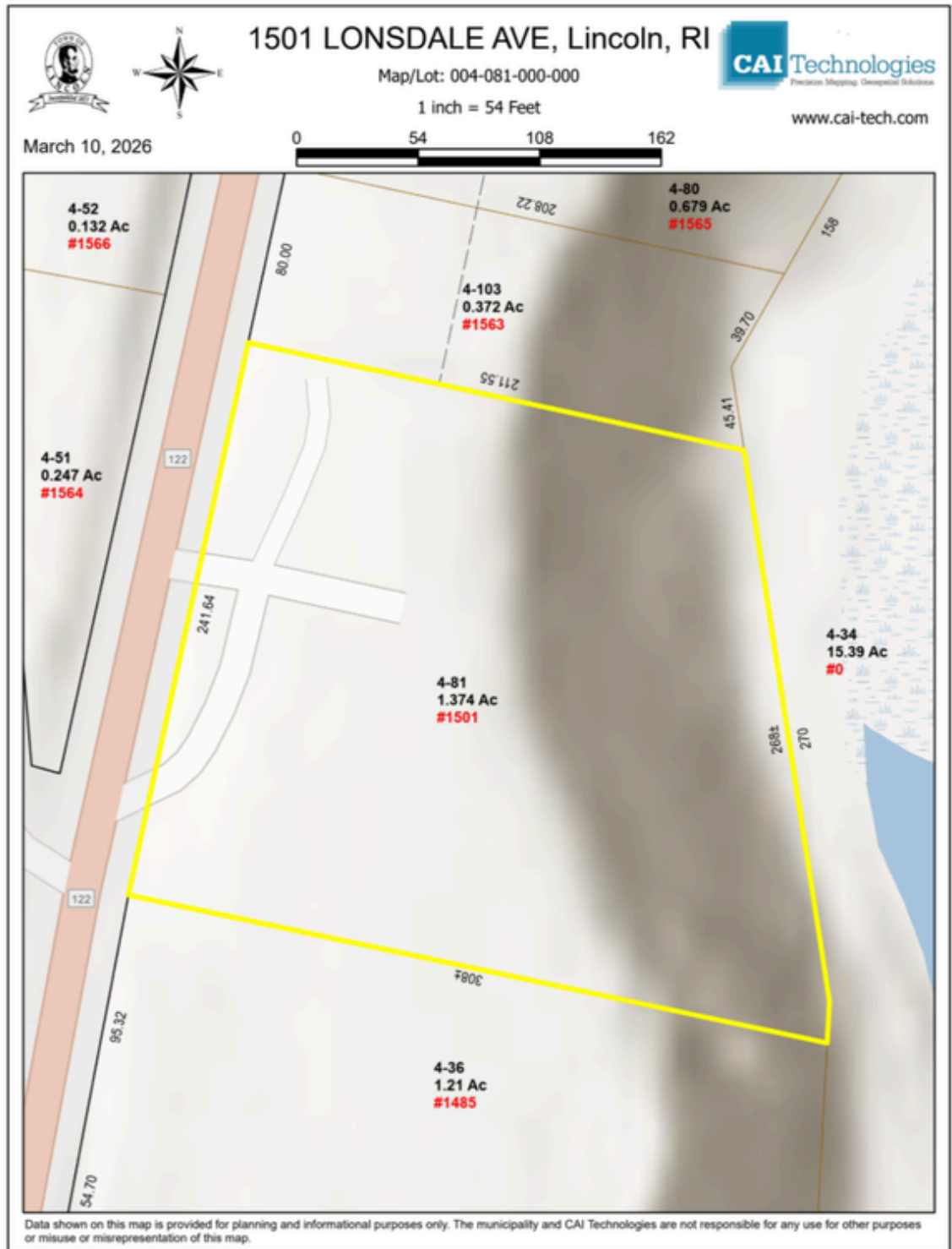


DEVELOPMENT POTENTIAL

- 1501 Lonsdale Ave has a unique zoning regulation that allows:
 - Residential
 - Multi-family
 - Temporary lodging
 - If the conversion is for temporary lodging there shall be no more than five units
 - Mixed use
- With more than twenty parking spaces available on the lot the potential for future development and/or improvement is limitless

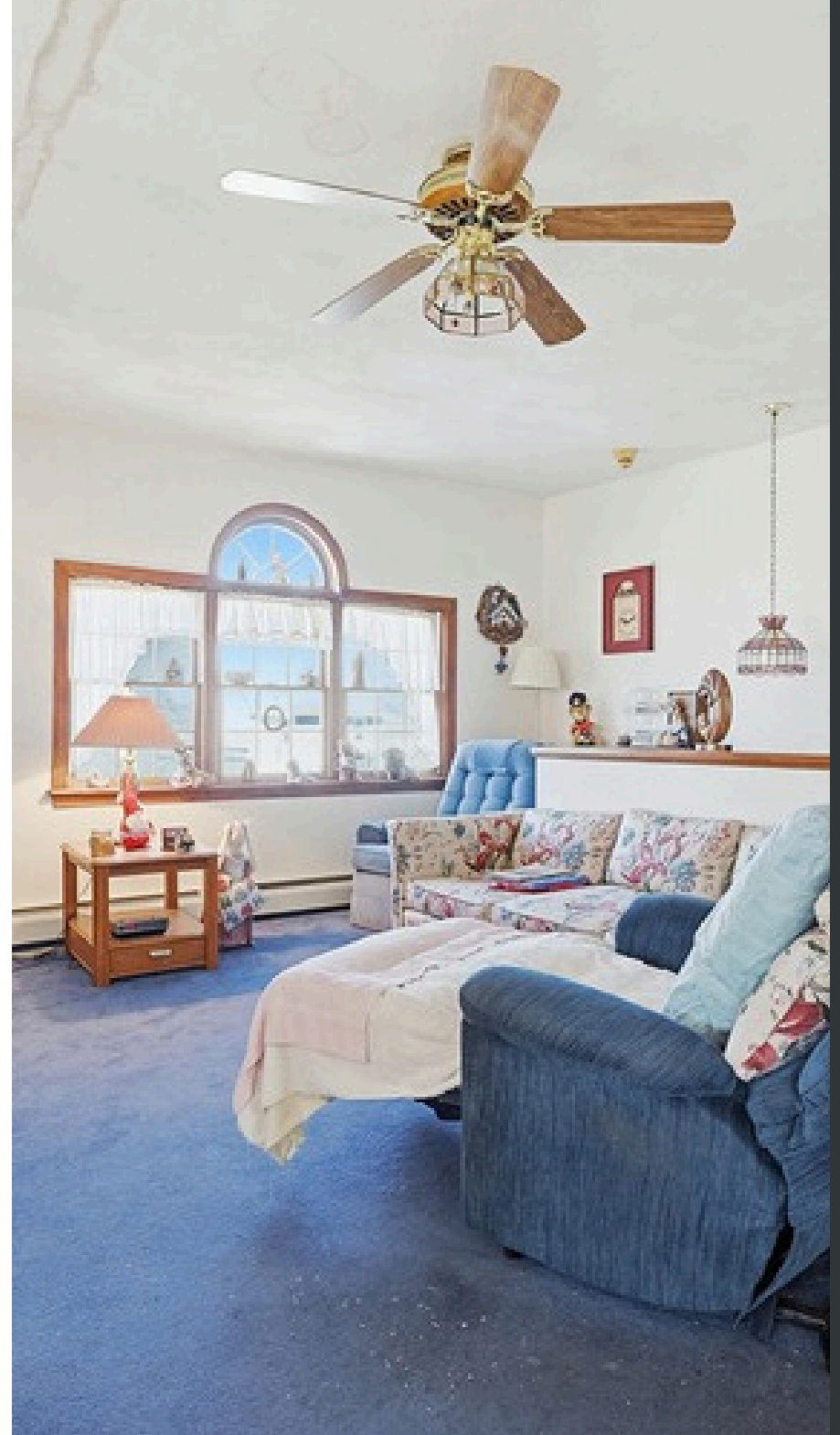
02

SITE PLAN

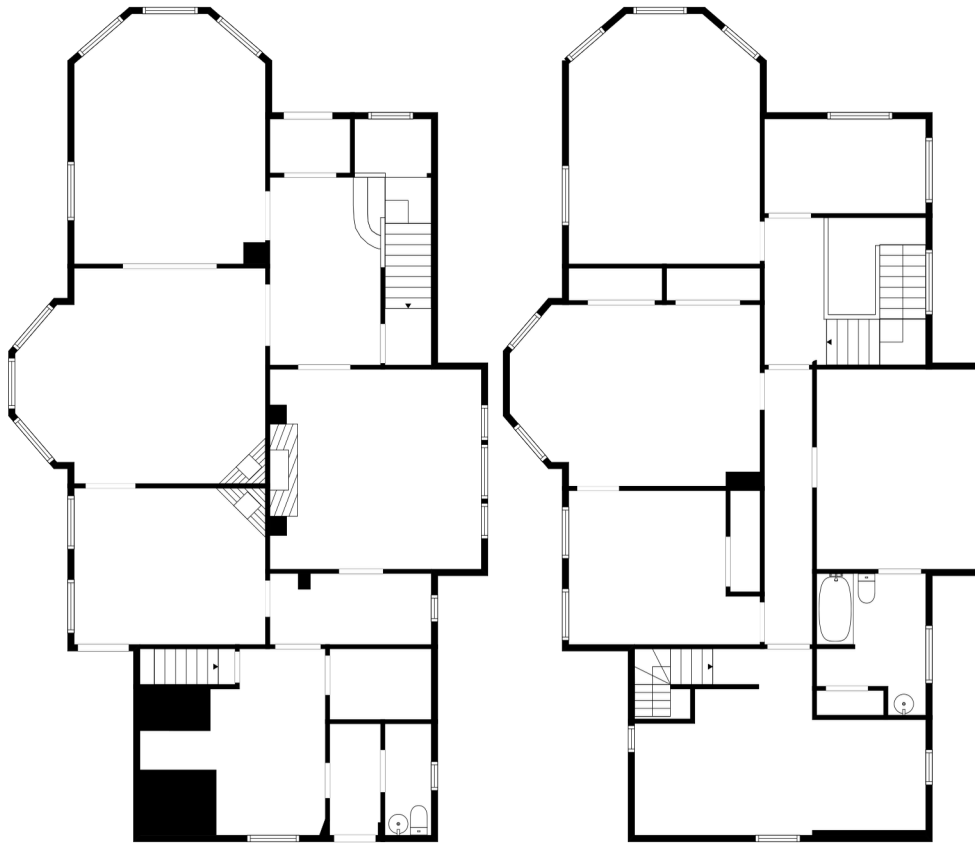


03

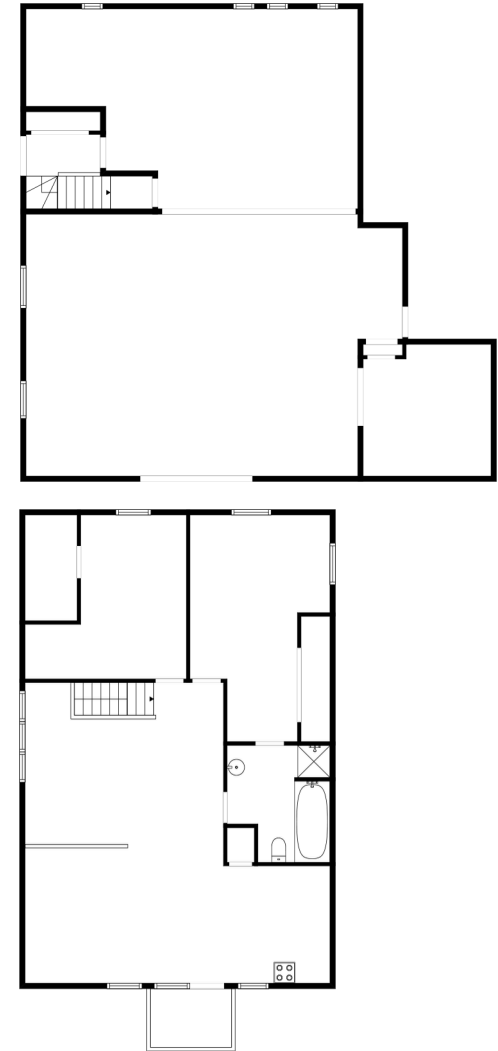
FLOOR PLANS



FLOOR PLANS



Building 1



Building 2

04

PROPERTY PHOTOS



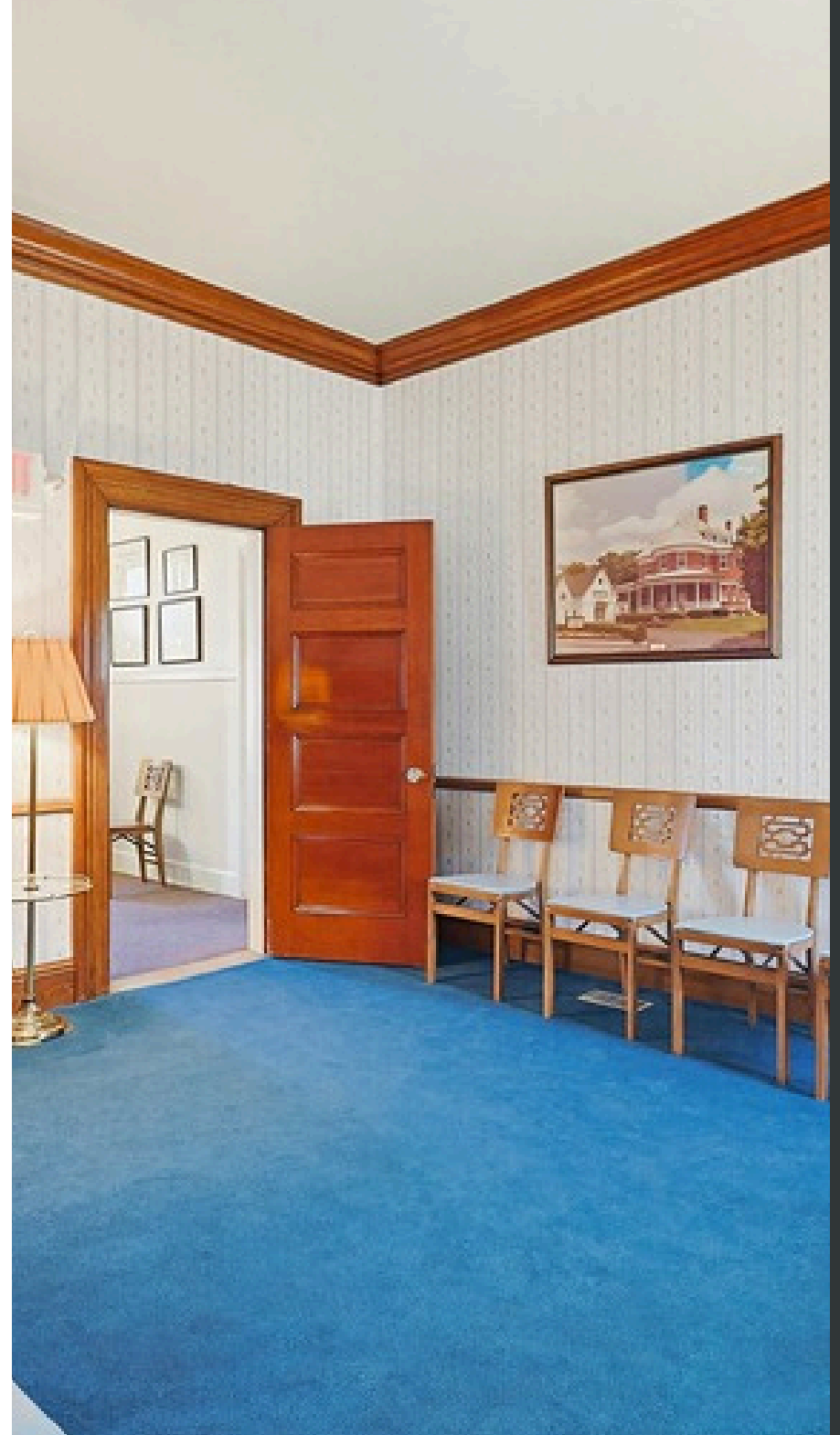




05

AREA OVERVIEW

AREA OVERVIEW



AREA OVERVIEW

LINCOLN, RHODE ISLAND

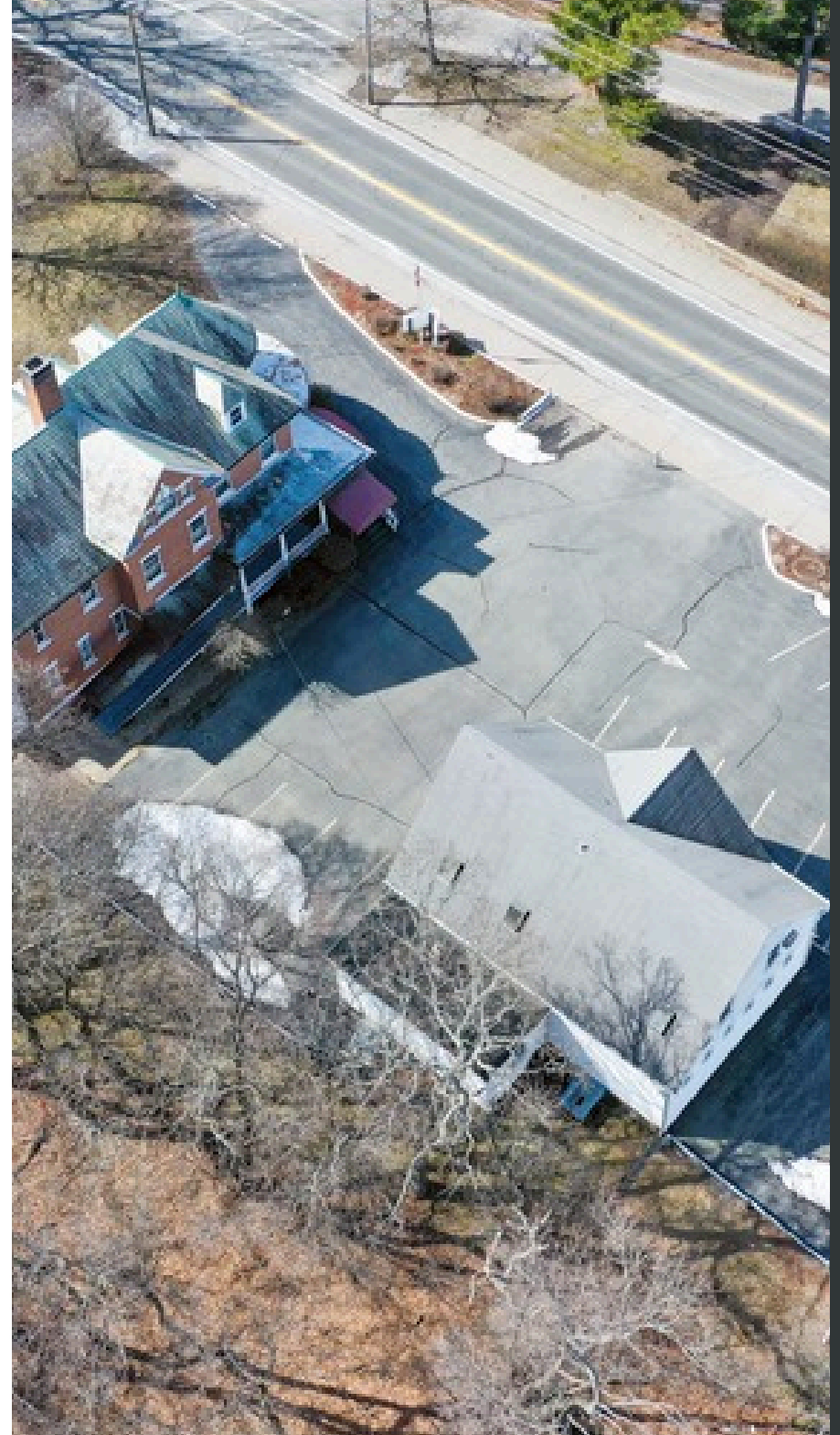
Lincoln is a suburban town in northern Rhode Island with roughly 22,000 residents. Lincoln is about 15 minutes from Providence, RI and about 1 hour from Boston, MA. The town is uniquely situated to serve the metropolitan area of Providence with an estimated population of 200,000. The town sits along Route 146 and I-295, giving easy access to several surrounding communities in both Massachusetts and Rhode Island.

With Rhode Island being one of the oldest states in the country, there's plenty of single-family households and long standing local businesses. There is big opportunity even in the country's smallest state.



06

AERIALS & MAPS



AERIAL





CONTACT

Broker Name: Isaiah Stewart
Title: Commercial Agent
Phone No. (860) 333.0628
Email Address: isaiahstewart@bhhsne.com
Lic. No. RES.0835666

Broker Name: Dylan LaGrandeur
Title: Commercial Agent
Phone No. (401) 692.0773
Email Address: dylanlagrandeur@bhhsne.com
Lic. No. RES.0805892

Broker Name: Kyle Schrader
Title: Commercial Agent
Phone No. (860) 333.3242
Email Address: kyleschrader@bhhsne.com
Lic. No. RES.0808754

**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEW ENGLAND
PROPERTIES

COMMERCIAL DIVISION

Berkshire Hathaway NE Properties | 35 Thorpe Ave. Wallingford, CT,
06492 | 860-571-7405 | Brenda Maher-Broker REB.0424886
www.bhhsne.com