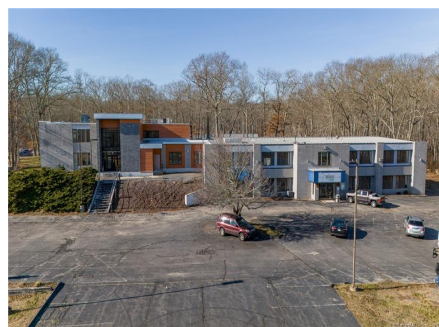
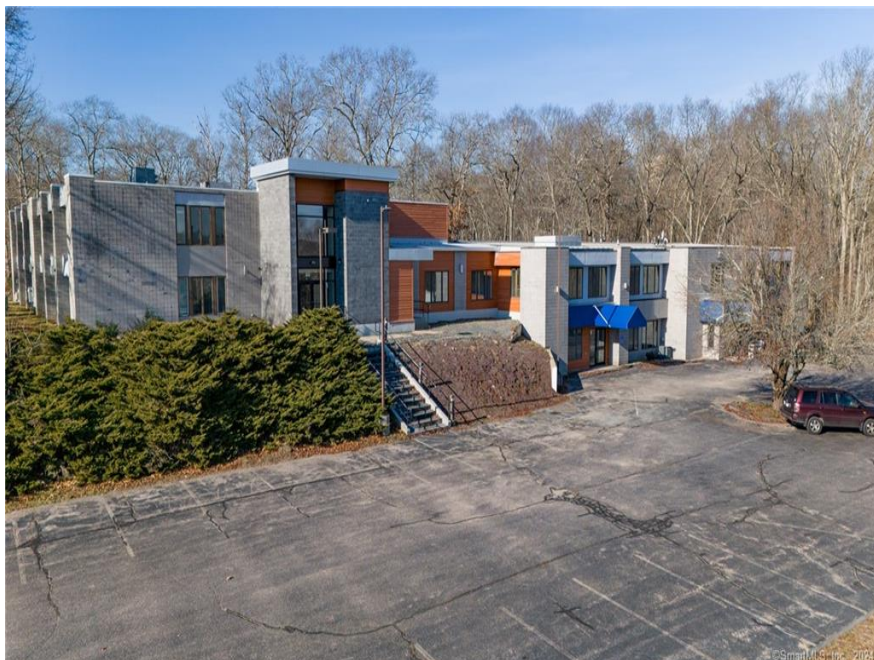


Lucas Barry  
lbarry736@gmail.com  
Ph: (401) 862-7172



MLS# [170620961](#)

## [183 Providence New London Tpk, North Stonington](#)

**\$14.00**

**Prime Commercial Space! Welcome to a unique leasing opportunity at 183 A Providence New London Turnpike, nestled on 8 acres of picturesque North Stonington landscape. Boasting 29,919 sq ft of versatile space, this property offers a canvas for your business vision. Originally renovated in 2008 as a fully functional hospital this property has been meticulously maintained over the last decade. Though vacant, its pristine condition is a testament to its care. Previously operated as a hospital between 2010 and 2012, the property was ADA compliant in 2012. While potentially requiring updates for 2024 standards, its easily dividable layout accommodates diverse business needs—be it offices, medical facilities, retail, or any creative endeavor. Just 5 minutes off Highway 95 and a mere 10 minutes from the renowned Foxwoods Resort and Casino, this space combines accessibility with a prime location. Imagine your business thriving in this well-connected and strategically located space, surrounded by scenic beauty and just moments away from entertainment and commerce hubs. With 2 elevators and an additional freight elevator, private well, electric-only utilities, ample parking, and beautiful surroundings, this space is a rare gem that has not been on the market for over 15 years. Seize the opportunity to bring your business to a location that harmonizes functionality with tranquility.**

Directions: **5 MINUTES OF 95 - ENTRANCE OFF ROTARY**

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Property Type:	<b>Commercial For Lease</b>	Fronts On:	<b>State Road</b>
Location:	<b>Highway Access, Office Park, Other</b>	Zoning:	<b>EDD</b>
Lease Type:		Utilities:	<b>Electric, Phone Available, Cable Available</b>
Acres:	<b>8.05</b>	Cooling:	<b>Heat Pump</b>
Total Square Feet:	<b>29,919</b>	Water & Sewer:	<b>Private Well/Septic, Shared Septic</b>
Year Built:	<b>1979</b>		

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Presented By: **Lucas Barry, Phone: (401) 862-7172, Email: [lbarry736@gmail.com](mailto:lbarry736@gmail.com)**  
**REMAX Professionals of Newport - (401) 849-0100**

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