



FOR SALE

297
DEXTER STREET

PROVIDENCE • RHODE ISLAND

CBRE

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

297 Dexter Street is a ± 30,000 square foot building on two floors with ± 7,825 square feet of usable basement space. The property is comprised of ± 41,996 sf of land (0.96 acres) in Providence, Rhode Island. ± 12-foot ceilings on the first and second floors with ± 9-foot ceilings in the basement. The property has a secured fenced parking area and is located near Elmwood Avenue in a neighborhood that has a mix of residential and commercial uses. Due to the depth of floor plate, shape of building and supportive parking, the property could be a candidate for residential conversion.

PROPERTY HIGHLIGHTS

- ± 30,000 SF, 2-story building
- ± 0.96 ac of land
- Additional 7,825 sf of basement space
- Sprinkled Building
- Loading dock and ODH
- 1,600 Amp, 208/120 V, 3 ph. Power
- 5' x 6' freight elevator, 3,000 lbs. capacity

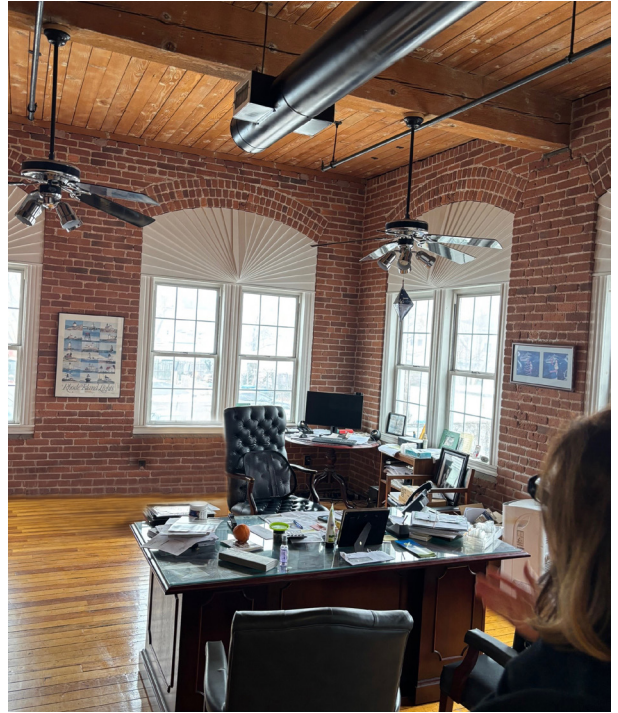
SITE PLAN



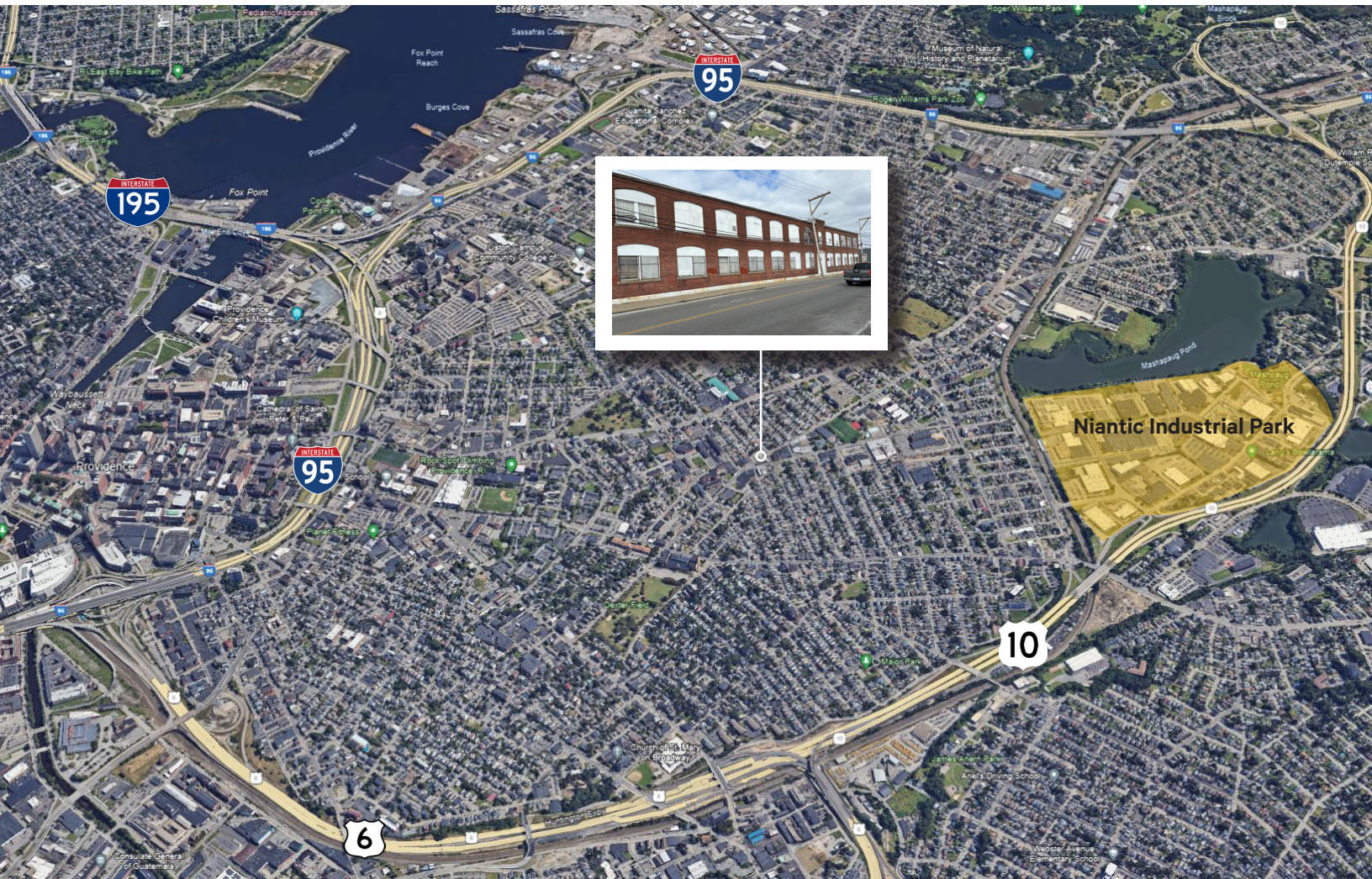
Dexter Street Properties				
Address	Plat	Lot	Land SF	Building SF
297 Dexter Street	31	88	17,456	29,332
20 Ford Street	31	546	3,577	0
97 Hanover Street	31	534	4,041	0
309 Dexter Street	31	125	4,334	0
315 Dexter Street	31	525	4,505	0
96 Hanover Street	31	524	4,041	0
100 Hanover Street	31	523	4,042	0
			41,996	29,332

PROPERTY SPECIFICATIONS

297 DEXTER STREET	
TOTAL SQUARE FEET	±30,000 SF on 2-levels with 7,825 SF in basement & ±3,000 SF of office space
LAND AREA	0.96 acres
ZONING	M and R-3 (2 lots)
FIRE SAFETY SYSTEM	Wet System
UTILITIES	Water, sewer & gas
ELECTRICAL	1,600 Amp., 208/120 V, 3 ph.
ROOF	Membrane, membrane with coating
CEILING HEIGHT	12' 1st & 2nd floors 9' in basement
LOADING	1 dock & 1 OHD



PROPERTY LOCATION





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