

FOR SALE

**Scituate Garden Center
Real Estate and Business
767-771 Hartford Pike
North Scituate, Rhode Island**

\$2,475,000.00

Established in 1982 by John and Linda Polseno, the Scituate Garden Center is Rhode Island's premier go to purveyor of flowers, shrubs, fruit, vegetables and everything else the avid gardener needs. Located just outside of Scituate center heading toward the Connecticut line. The 21 acre site includes a 3,000 tree apple orchard, post and beam store, barn, garages, multiple greenhouses, storage coolers and two residences. The property is entirely fenced with extensive irrigation, five wells and a pond with two 25 hp pumps.

The property is being offered including the real estate and the business.

Land Area: 644,232 square feet / 21.01 acres

Zoned: Rural-Residential, RR-120

Assessment: \$687,006

*R.E. Taxes: \$11,500

*Taxes reflect the exemption because the property is enrolled in the Farm, Forest and Open Space Program.

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Click Link for Video Tour

https://vimeo.com/41northphotos/scituate_nursery



Garden Center

Store: Circa 2006, post and beam 24' x 30', 1,100 SF with open area 360 SF and attached 30' x 75', 2,250 SF greenhouse and a 130' x 45', 5,850 SF covered display structure, parking for 50 cars.

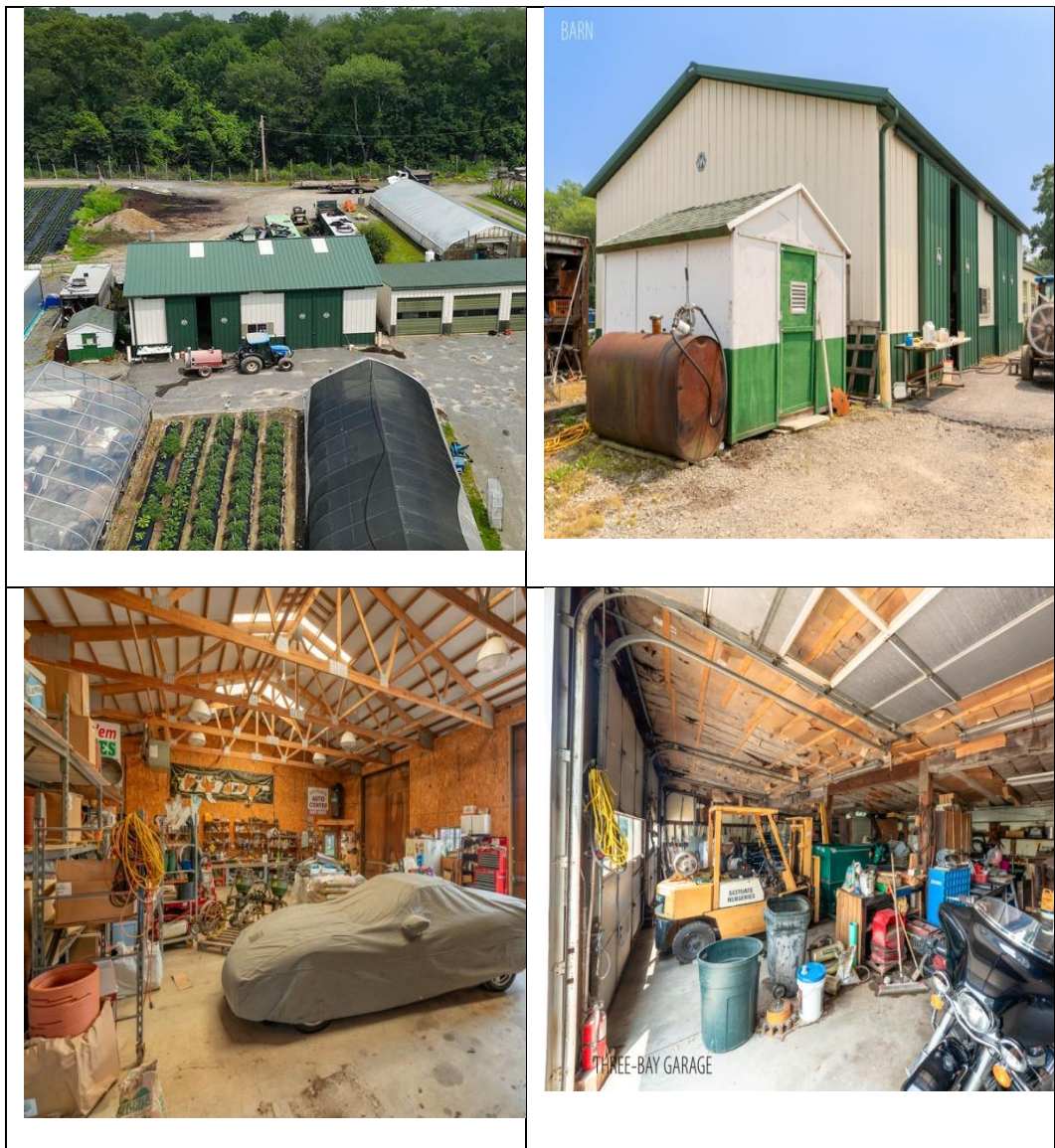


Barn: Circa 2005, Morton Building, steele sides and roof. 60' x 40', 2,400 SF, 2 overhead doors, propane/blower heat, skylights.

Garage: 4 bays 60' x 30', 1,800 SF wood frame, shed roof, 4 overhead doors, wood stove.

Coolers: Slab mounted 8' x 8' x 10', 640 cu. ft.
Slab mounted 15' x 25' x 10', 3,750 cu. ft.

Greenhouse: Plexi glass, 30' x 120', 3,600 SF, propane FWA





Farm House: Ranch, 7 rooms, 3 bedrooms, 1 bath, 2,430 SF, FWA/AC, 150 amp, 1,159 SF open porch, 450 SF basement, patio.



Guest House: Ranch, 4 rooms, 2 bedrooms, 1 bath, 24' x 34', 816 SF, FWA/AC propane, 340 SF porch, patio, on slab, renovated 2021.



Inventory of Principal Structures

Post and Beam Store Circa 2006

24'x30' 1,100 square feet enclosed
360 square feet open
30'x75' attached greenhouse

Barn Morton Building Circa 2005
60'x40' 2,400 square feet
2 oversized doors
Heated propane/blower

Garage Four Bays Wood frame
60'x30' 1,800 square feet
Heated wood stove

Greenhouses

60'x70'
60'x120'
30'x120'
130'x45'
30'x100'
24'x100'

Farm House Circa 1965
6 rooms, 3 bedrooms, 1 bath
Open porch, 1,159 square feet
Central Air

Guest House Renovated Circa 2018
4 rooms, 2 bedrooms, 1 bath
Gross Living Area: 816 square feet
Central Air

Inventory of Equipment

30 Garden Carts

50 Greenhouse Benches w/Cement Blocks

1 Set Wheel Harrows

1 Air Compressor

45' Truck Body

Apple Bins: 10, twenty bushel
20, fifteen bushel

Generator

Coolers: 8'x8'x10'
15'x25'x10'

Various Hand Tools

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