

FORMER YMCA | REDEVELOPMENT PROPERTY FOR SALE



295 MAIN STREET | 43 FEDERAL STREET | 0 CLINTON STREET

Woonsocket, RI 02895

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call for Pricing Guidance
Building Size:	33,298 SF
Lot Size:	2.3 Acres
Zoning:	C-1 & C-2
Plat/Lots:	Plat 14 / Lots 140, 225, 227, 372, 386 and 406
Additional Plat/Lot:	Plat 22 / Lot 117

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	10,978	27,213	38,698
Total Population	25,133	65,049	94,651
Average HH Income	\$70,112	\$93,049	\$109,253

LOCATION DESCRIPTION

295 Main Street and 43 Federal Street are located in the heart of the City of Woonsocket's historic downtown area, adjacent to and across the street from the Stadium Theatre Performing Arts Centre & Conservatory. The properties are located within the City's Downtown Overlay District, which was established to allow additional permitted uses that encourage further growth and concentration of art, cultural and entertainment attractions; promote the use of vacant and underutilized properties; and encourage a walkable vibrant environment. Key benefits of the area include a reduction from 2 to 1 parking spaces per residential unit, no required commercial parking, outdoor cafe seating, interim uses such as pop-up retail, and live/work units. The location provides easy access to and from Providence, Boston and Worcester.

An additional parcel of land is located off of Clinton Street, adjacent to the Blackstone River. This parcel of land is situated just to the east of Woonsocket's historic downtown area and just to the west of the Woonsocket Harris Public Library. The property is located within the City's River Corridor Overlay District, which regulates the development and use of land, buildings, structures, improvements, and facilities in proximity to the Blackstone River with regard to assessing the impacts of development on the River environment related to issues of health and safety, environmental protection, public access, visual and architectural quality, and long-term planning strategies.

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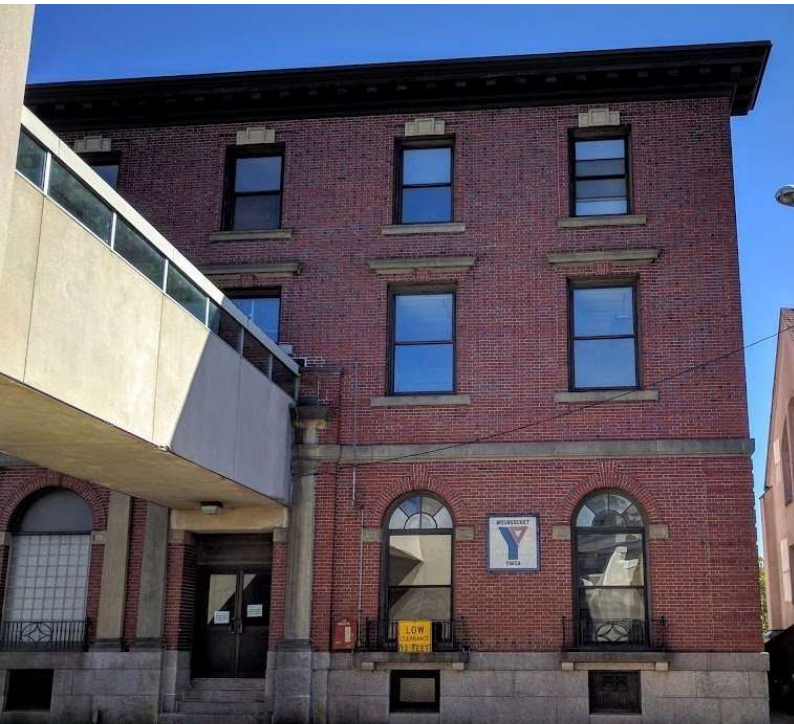
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PROPERTY DETAILS & HIGHLIGHTS



295 Main Street consists of a 17,264 SF, masonry building that was most recently the home of the Woonsocket YMCA and formerly served as Woonsocket's main post office until 1975. The building contains a 3,200 SF pool, a 1,064 SF finished second floor, various gym, aerobic and fitness spaces; and consists of three parcels, totaling 0.64 acres, with an onsite parking area accessed off of Federal Street behind the building. A cat walk connects the Main Street building to the YMCA's 43 Federal Street building (described below).

43 Federal Street consists of a two and three-story, 16,034 SF, brick building formerly utilized by the YMCA for school/classroom space. 43 Federal Street is made up of three parcels, totaling 0.47 acres. A basketball court/playground area is located on the property behind the building along Clinton Street and could be converted to an on-site parking lot. The historical character of these buildings and proximity to amenities and transportation options present a unique opportunity for a buyer with a similar or adaptive reuse.

An additional parcel of land, consisting of 1.19 riverfront acres, is also included in the sale and has been most recently used as a community garden. A flood control easement and associated dike run through the property. The parcel's proximity to the Blackstone River lends itself to a use similar in nature to the most recent community garden or similar outdoor space.

- Zoned C-1 (Urban Commercial District) - 295 Main Street & 43 Federal Street
- Downtown Overlay District - 295 Main Street & 43 Federal Street
- Zoned C-2 (Major Commercial District) - 0 Clinton Street
- River Corridor Overlay District - 0 Clinton Street
- Potential for Similar Health Club Use, Residential or Adaptive Reuse
- Riverfront Acreage Included
- 3,200 SF Pool
- Annual Taxes = \$45,667.37

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LOCATION MAPS



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