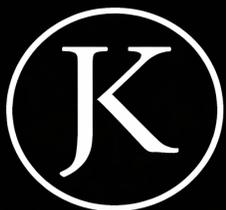


# COMPASS COMMERCIAL



735 ALLENS AVENUE  
PROVIDENCE, RHODE ISLAND



3.09 ACRES-  
FULL CITY  
BLOCK  
DEVELOPMENT  
OPPORTUNITY

Originally home to Armbrust International (est. 1929), these buildings reflect over a century of craftsmanship in Providence, once America's Jewelry Capital.

Constructed in 1947 and remodeled in 1968, the property blends classic mid-century design with upgraded infrastructure and expanded capacity.

Close to I-95, Downtown Providence, and the waterfront.



Lot Lines are Approximate



WITH FRONTAGE ON ALLENS, VIRGINIA, CHAPMAN, AND TORONTO AVENUES THIS PROPERTY OFFERS POTENTIAL FOR SIGNIFICANT SUBDIVISION TO MULTIPLE LOTS OFFERING ADDITIONAL FLEXIBILITY TO DEVELOPERS.

Totaling 100,000+ sq ft, the well-maintained buildings feature major updates including heating, HVAC, LED lighting systems, and roof. Flexible layouts, proven construction, and thoughtful improvements provide both character and long-term investment strength.



# INVESTORS TAKE NOTE

Located in a designated Opportunity Zone, investors may qualify for significant tax benefits — including deferred and reduced capital gains taxes and potential full exclusion on appreciation after 10 years (buyer due diligence required). This positions 735 Allens Ave. as one of the most attractive redevelopment opportunities in the region.



# FIVE SOLID BRICK AND STEEL BUILDINGS ARE PART OF THE PROPERTY:

## MAIN BUILDING: APPROX 80,000 SF

Three Levels | 11'7" - 13'2" ceiling heights | Two Elevators | HVAC Throughout

## MAINTENANCE BUILDING: APPROX. 4,500 SF

Single Level | 12'9" ceiling height

## GARAGE: APPROX. 1,800 SF

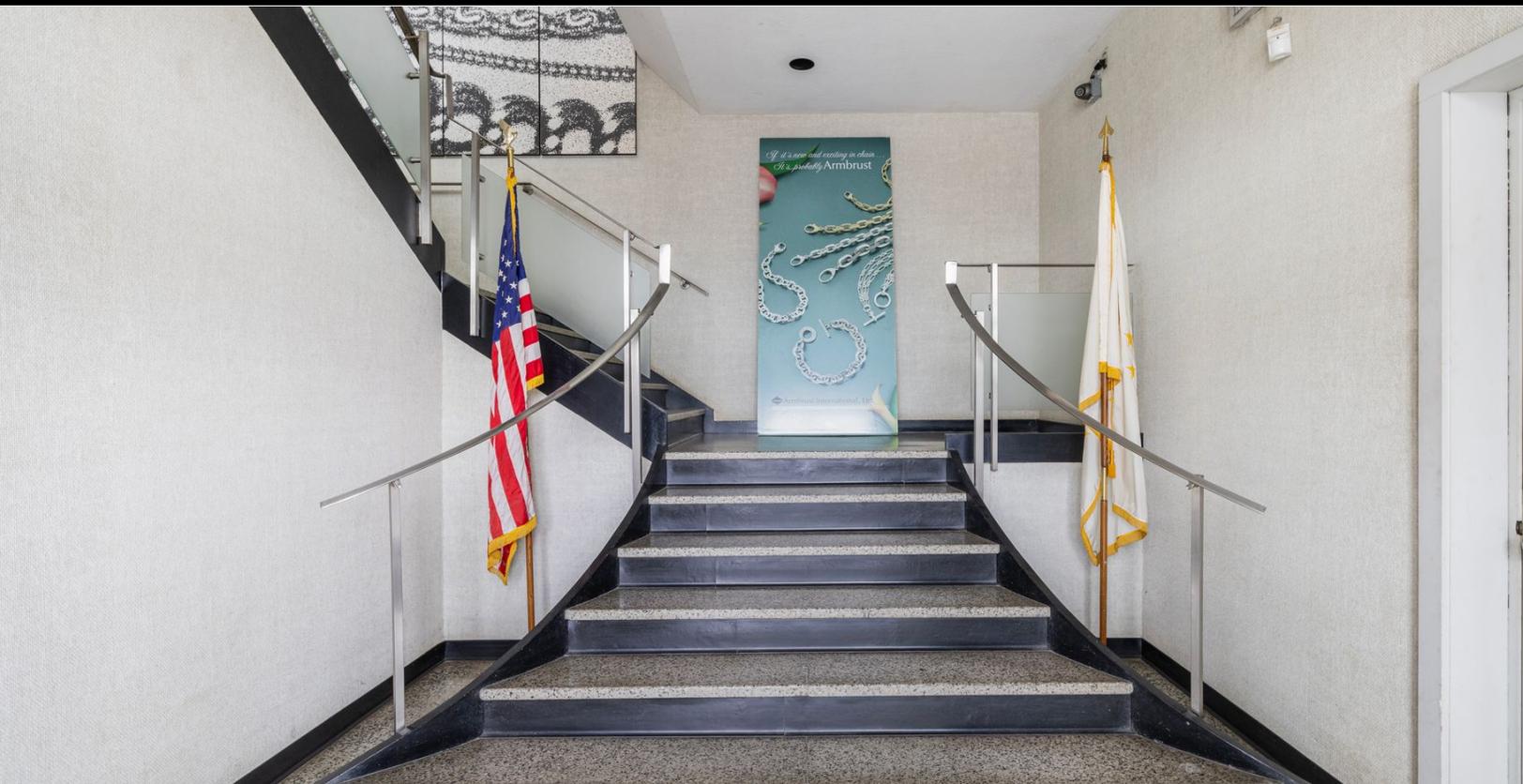
Single Level | 10'7" ceiling height

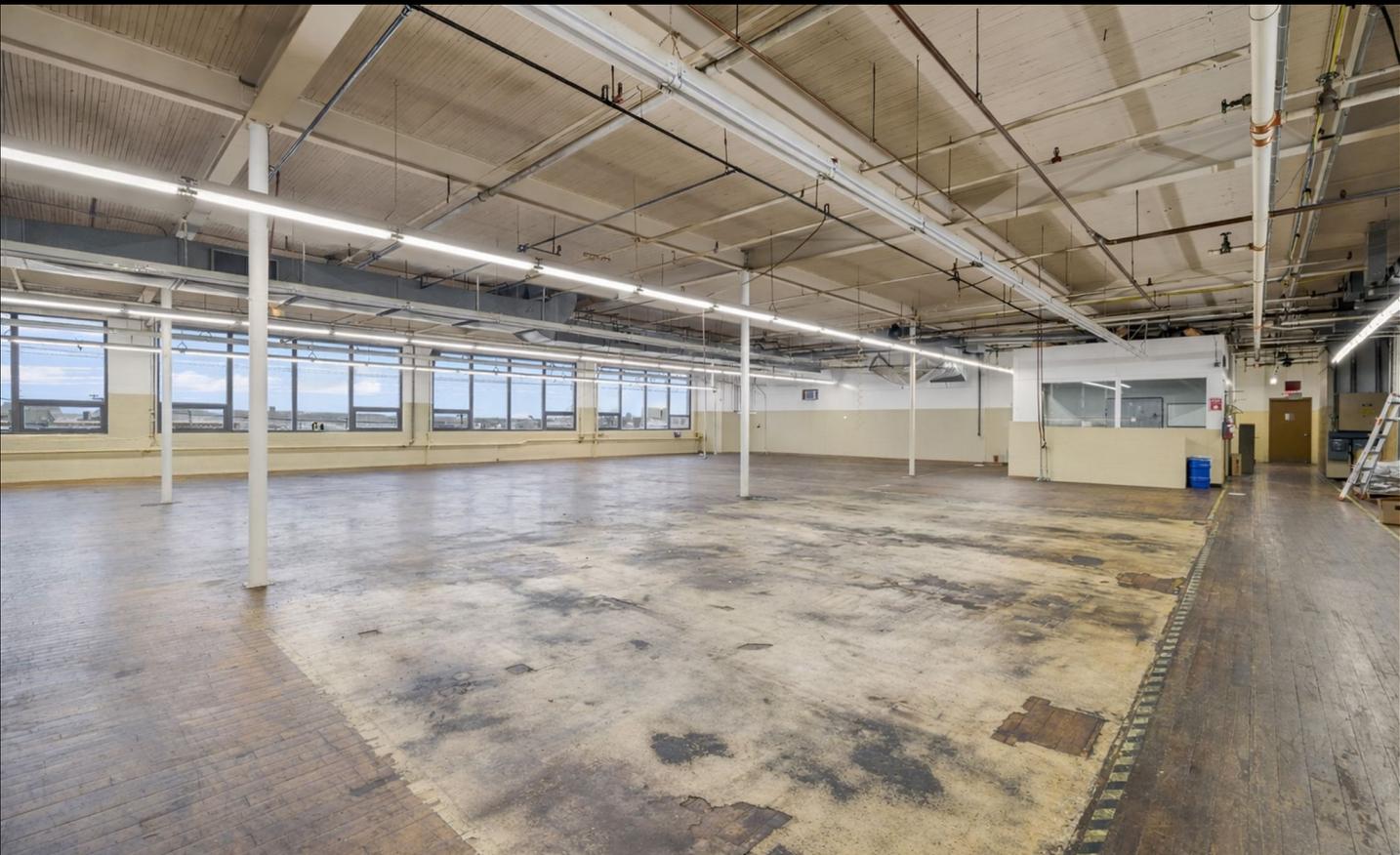
## WAREHOUSE 1: APPROX. 7,500 SF

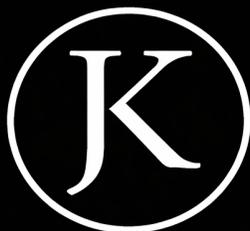
Two Story Building | 8'4" - 9'6" ceiling heights

## WAREHOUSE 2: APPROX. 3,500 SF

Single Story Building | 13'4" ceiling heights







JONATHAN  
KAUFMAN

401.612.4242

JONATHAN.KAUFMAN@COMPASS.COM

Compass RE is a licensed real estate broker. All material is intended for informational purposes only and is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description or measurements (including square footage). This is not intended to solicit property already listed. No financial or legal advice provided. Equal Housing Opportunity. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.