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REAL ESTATE & APPRAISAL

LONG TERM LEASE OPPORTUNITY

35 KINGSTOWN ROAD (FORMER TOWN LIBRARY) NARRAGANSETT - RHODE ISLAND



One Turks Head Place, Suite 850 • Providence, Rhode Island 02903
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Lease Rate: \$100,000/Year NNN
(Plat C, Lots 425-C, 425-A, and a portion of 181-3)

PROPERTY DETAILS

- 9,139± SF Building
- 33,200± SF of Land
- Crawl Space Basement
- Second-Floor Mezzanine
- Zoned Urban Renewal (U-R)
- Just Off Ocean Road
- 1 Mile to RT-1
- Seasonal Walking Traffic

The Town of Narragansett is seeking to implement either a long-term lease of the library building for renovation, and/or a long-term lease of the site for reconstruction for development of appropriate businesses and/or residences. The **Town may consider zoning revisions as an incentive to achieve the Town's vision** to:

Enhance the quality of life as a place to live, work and recreate through revitalization of the Pier Village and surrounding area.

Conserve historical / cultural resources of the area and strengthen the link to the surrounding developments.

Encourage **compatible forms of development, possibly including residential, mixed-use, commercial development and/or cultural development** which will maintain and reinforce the overall historic character of the area.

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PARCEL OUTLINE



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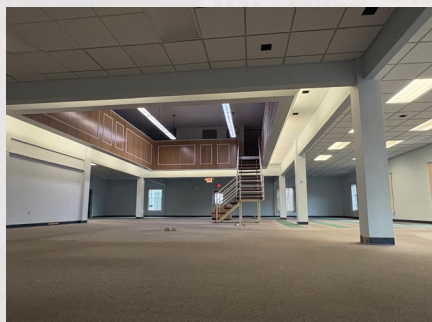
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ADDITIONAL PHOTOS



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