

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

BERKSHIRE
HATHAWAY
HOMESERVICES

PINNACLE
REALTY

Presented by
Berkshire Hathaway HomeServices - Pinnacle Realty



Price: \$7,499,900

Exceptional Development Opportunity | Iconic Milk Can Landmark + 4 Parcels, 5.50+ acres of land and 8800 sq ft 2 levels of Building structure with loading dock. CAN BE SOLD SEPERATELY. Rare offering in North Smithfield, Rhode Island—an iconic and highly visible property along the Route 146 corridor featuring the historic “Milk Can” structure a well-known example of classic American roadside architecture with onsite septic system and grease trap. This unique opportunity includes four parcels being offered as a package or potentially sold separately, providing flexibility for developers, investors, and end users. With strong traffic exposure and ongoing growth in the surrounding area, this site is ideally positioned for a variety of commercial or mixed-use possibilities (subject to approvals). The existing Milk Can building offers character, branding potential, and the chance to restore or repurpose a recognizable local landmark. Bring your vision to life with this one-of-a-kind property offering both history and future upside. For more information on this property contact the listing agent. Buyer to perform all due diligence.

0 Eddie Dowling Hwy - \$2,000,000

886 Eddie Dowling Hwy - \$2,500,000

920 Eddie Dowling Hwy (The Milk Can)-\$2,000,000

900 Eddie Dowling Hwy - \$1,000,000

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale



Exceptional Development Opportunity | Iconic Milk Can Landmark + 4 Parcels, 5.50+ acres of land and 8800 sq ft 2 levels of Building structure with loading dock. CAN BE SOLD SEPERATELY. Rare offering in North Smithfield, Rhode Island—an iconic and highly visible property along the Route 146 corridor featuring the historic “Milk Can” structure a well-known example of classic American roadside architecture with onsite septic system and grease trap. This unique opportunity includes four parcels being offered as a package or potentially sold separately, providing flexibility for developers, investors, and end users. With strong traffic exposure and ongoing growth in the surrounding area, this site is ideally positioned for a variety of commercial or mixed-use possibilities (subject to approvals). The existing Milk Can building offers character, branding potential, and the chance to restore or repurpose a recognizable local landmark. Bring your vision to life with this one-of-a-kind property offering both history and future upside. For more information on this property contact the listing agent. Buyer to perform all due diligence.

- 0 Eddie Dowling Hwy - \$2,000,000
- 886 Eddie Dowling Hwy - \$2,500,000
- 920 Eddie Dowling Hwy (The Milk Can)-\$2,000,000
- 900 Eddie Dowling Hwy - \$1,000,000



Tracy Sisson

homesnland4you@gmail.com

(401) 447-8838

Berkshire Hathaway HomeServices - Pinnacle Realty

1251 Atwood Ave
Johnston, RI 02919



Multi 4 + parcel development

Flexible purchase options (package or individual parcels)

High-visibility location on Route 146 corridor

Landmark structure with unique branding potential

Surrounded by ongoing commercial growth and infrastructure improvements

Located in a major corridor 146 route area

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale



Property Name / Address, City, State	Property Type	Size	Year Built	Individual Price
0 Eddie Dowling Hwy, North Smithfield, RI	Land	2.22		\$2,000,000



886 Eddie Dowling Hwy, North Smithfield, RI	Retail	8,800		\$2,500,000
---	--------	-------	--	-------------



900 Eddie Dowling Hwy,
North Smithfield, RI

Land

0.08

\$1,000,000



920 Eddie Dowling Hwy,
North Smithfield, RI

Retail

924

\$2,000,000

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

Property Photos



Aerial



Building Photo

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

Property Photos



Building Photo



Building Photo

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

Property Photos



Building Photo



Building Photo

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

Property Photos



Building Photo



Interior Photo

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

Property Photos



Aerial

A photograph of a large, rusted metal milk can structure, known as the Milk Can Landmark. The structure is cylindrical with a wide base and a narrower top section, resembling a giant milk can. It is situated on a dirt area with trees in the background under a clear blue sky.

FOR SALE

Iconic
MILK CAN
LANDMARK

MILK CAN + LAND OPPORTUNITY

NORTH SMITHFIELD, RI

A rare opportunity to own a one-of-a-kind piece of history with incredible visibility along Route 146. A true standout—ready to be reimaged.

ENDLESS POSSIBILITIES

- ☕ COFFEE SHOP / CAFÉ
- 🍦 ICE CREAM REVIVAL
- 🛍️ BOUTIQUE RETAIL
- 📈 DEVELOPMENT OPPORTUNITY

BERKSHIRE HATHAWAY HOMESERVICES
THE SISSON GROUP

Tracy Sisson
☎️ **401-447-8838**
Luxury Collection Specialist

Building Photo

Eddie Dowling Hwy

Portfolio of 4 Properties for Sale

Location

