

CHESTER W. BARROWS SCHOOL
9 BEACHMONT AVENUE
CRANSTON, RHODE ISLAND

sweeney
REAL ESTATE & APPRAISAL

EVAN STORTI
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9 Beachmont Avenue, Cranston, RI

AVAILABLE SPACE

The 41,000± SF (0.94 acres) parcel of land with a two-story brick building with 23,942± SF of overall space.

LAYOUT

Public school building, with an institutional layout.

YEAR BUILT/RENOVATED

Constructed in 1950, with an addition in 1990

AMENITIES

The site features a large green space, a finished raised basement space & neighbors Lisi Field & the Cranston Park

LOCATION

Just west of the Park Avenue & Warwick Avenue (RT-1A) Intersection. Quick to RT-10 & I-95

ZONING

This site is in a A-6 zone; residential single-family on lots with minimum areas of 6,000 SF

PARKING

The site has a 13,800± SF paved parking area with the potential to accommodate approximately 40 parking spaces.

UTILITIES

The site features oil-fired hot-water, no central air conditioning & municipal sewer & water

TAXES

The 2026 estimated taxes for this property are $78,523

FOR SALE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change or price, rental or other conditions, prior sale lease or financing or withdrawal without notice.





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ASKING PRICE

The asking price for this site is $1,825,000

POTENTIAL USES IN ZONE

Continued use of educational facility, pre-school operator or religious use

POTENTIAL ZONE CHANGE USES

Multifamily Housing, Affordable Housing, Assisted Living, Senior Housing

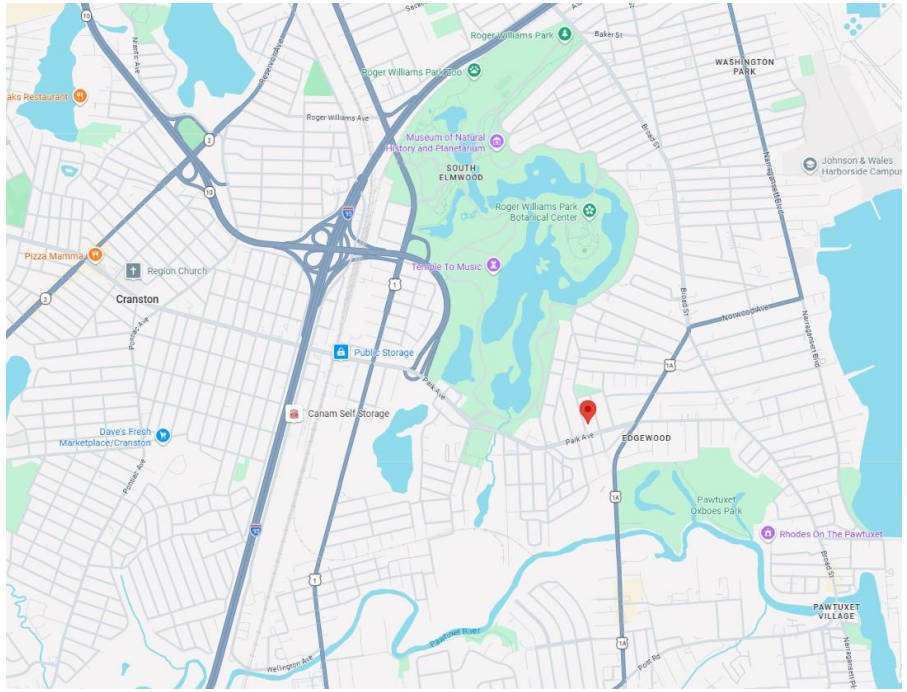
ESTIMATED TAXES

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DEMOGRAPHICS

	1-MILE	5-MILES	10-MILES
POPULATION	15,174	340,406	741,598
HOUSEHOLD INCOME	$110,256	$98,034	$104,742





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CONTACT

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