



KIRBY PROPERTIES

NEWPORT, RHODE ISLAND 02840

201 Forest Ave Middletown, RI 02842

Entrepreneurs delight! Use your imagination and take a look at this former nursing home that has amazing charm with approximately 6,700 sq.ft. of living area. What can you do with 16 bedrooms and 13 bathrooms? This building can be converted by right into a single or a two-family home. The R-20 residential zone also allows a potential special use permit for a developer to create the Town of Middletown's needed affordable housing units. Affordable housing requires 25% minimum units of 900 sf each, or 7 units. Please confer with legal professionals and Town of Middletown's Building and Planning officials. Attached below are PDFs of floor plans, plat plans and zoning information.

SALE PRICE-	\$800,000
PLAT/LOT- ZONING-	112/ 41A R-20 : Residential
BUILDING AREA-	6756 sq.ft. * per Vision Appraisal
LOT SIZE- FRONTAGE-	.81 acres- 35,284 sq.ft. * per Vision Appraisal 172' ft.- 2 curb cuts on Forest Ave
TRAFFIC COUNT-	45,600 daily average- per DOT map on West Main Rd
PROPERTY TYPE-	Formerly a retirement home
BUILDING FEATURES-	Showroom Including Offices, Break Room, Customer Service Area, Waiting Room = ~ 4,236 sf Garage Section 13 Bays w/ Overhead Doors (Both Service & Reconditioning) -second floor storage + ~ 6,124 sf- Ceiling Heights: Front Section & Bays ~18 ft / Parts & Storage ~ 8ft
YEAR BUILT-	1900-

TAXES-	\$7472														
PARKING-	30 Off Street Parking Spaces														
SEWER & WATER-	Publicly Connected														
BATHROOMS-	13														
HEAT-	Gas Fired Baseboards														
ZONING DATA-	<table> <tr> <td>Minimum lot size-</td> <td>20,000 sq.ft.</td> </tr> <tr> <td>Minimum lot frontage-</td> <td>120'</td> </tr> <tr> <td>Minimum front set back-</td> <td>40'</td> </tr> <tr> <td>Minimum side set back-</td> <td>20'</td> </tr> <tr> <td>Minimum rear set back-</td> <td>50'</td> </tr> <tr> <td>Maximum lot coverage-</td> <td>20%</td> </tr> <tr> <td>Maximum Bldg. height-</td> <td>35'</td> </tr> </table> <ul style="list-style-type: none"> • Interested parties should consult zoning code 	Minimum lot size-	20,000 sq.ft.	Minimum lot frontage-	120'	Minimum front set back-	40'	Minimum side set back-	20'	Minimum rear set back-	50'	Maximum lot coverage-	20%	Maximum Bldg. height-	35'
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FOR ADDITIONAL INFORMATION CONTACT:
KIRBY PROPERTIES, LLC
401-846-1010