



## 201 Forest Avenue, Middletown

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 20 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.

**Address:** 201 Forest Avenue, Middletown, RI

**Building Size:** 6,756 sf- Per Vision Appraisal

**Lot Size:** .81 ac , 35,284 sft

**Sale Price:** \$800,000

**Bedrooms:** 20

**Bathrooms:** 13

**Sewer:** Town Connected

**Water:** Town Connected

**Sprinkler System:** Wet

**Taxes:** ~\$7472 yr

**Plat:** 112

**Lot:** 41A

**Year Built:** 1900

**Location:** Airport/West Main/East Main Rds

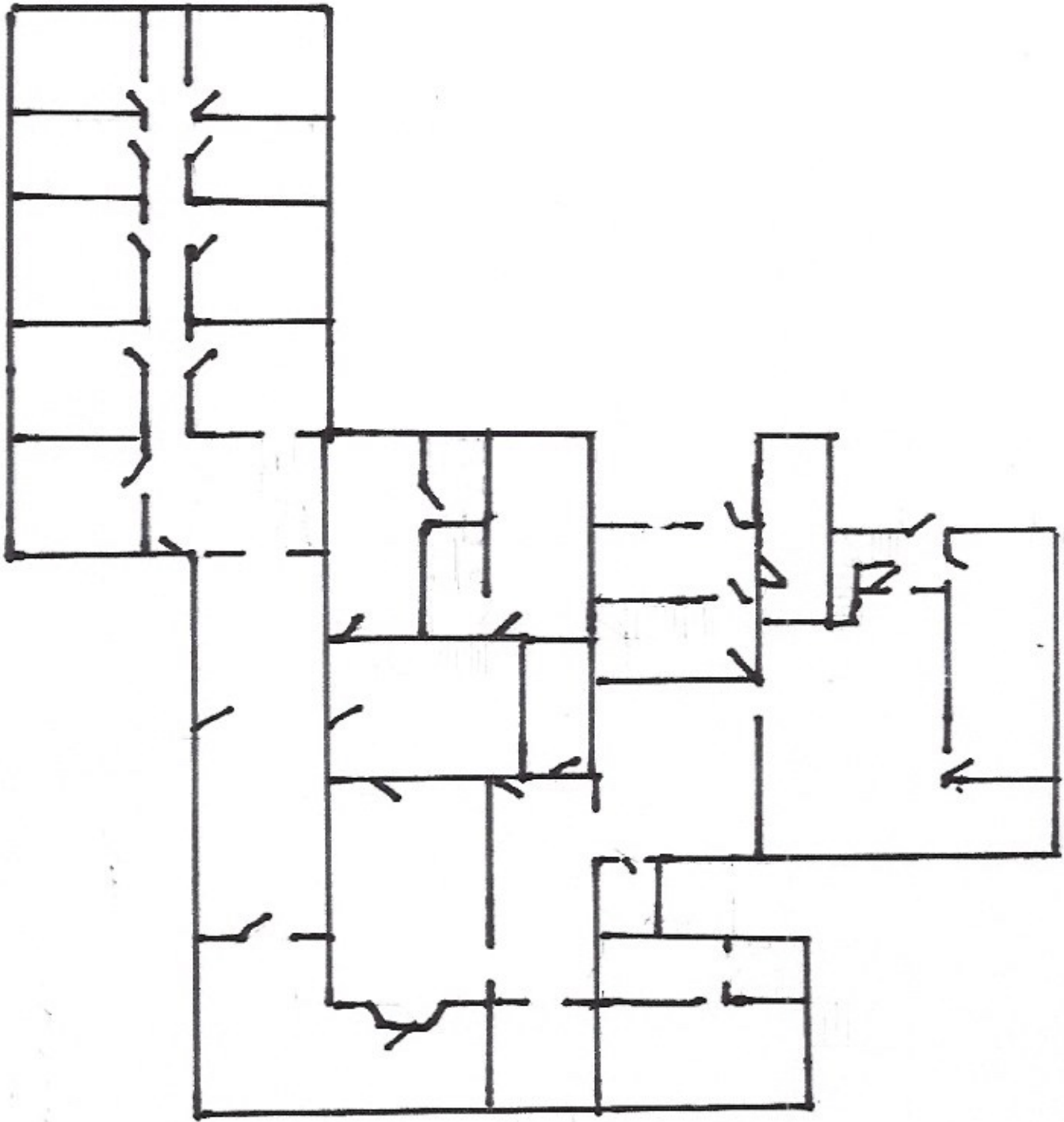
**Road:** Municipal

**Heat / Air:** Gas Fired Forced Water - New System

**Zoning:** R-20 see below zoning ordinance

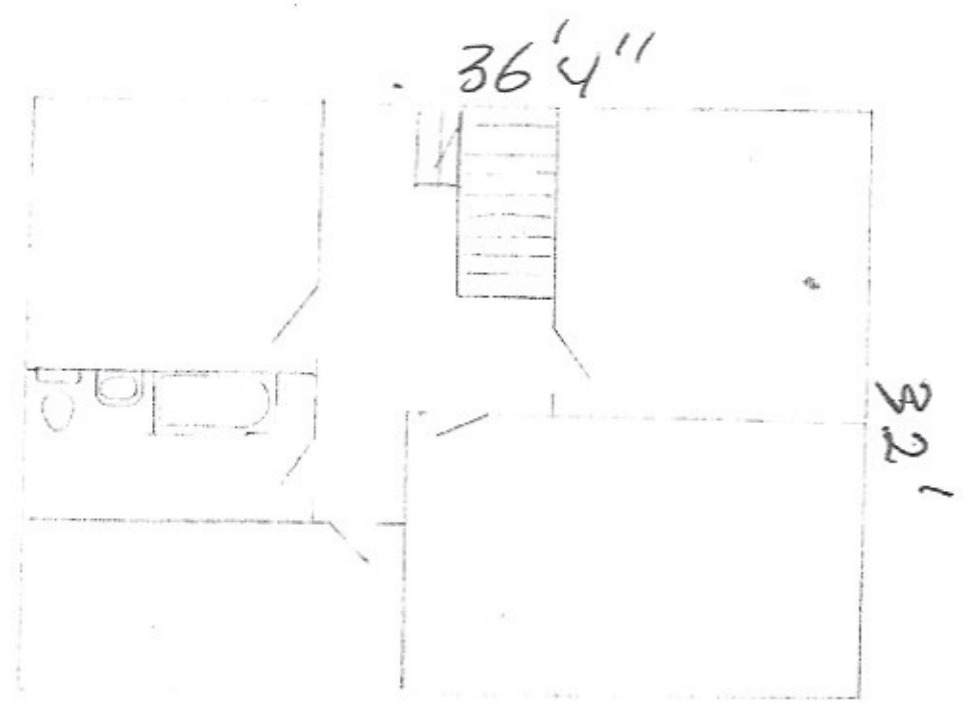
**Ceiling Heights:** Mixed 7'-10'

**Condition:** As Is



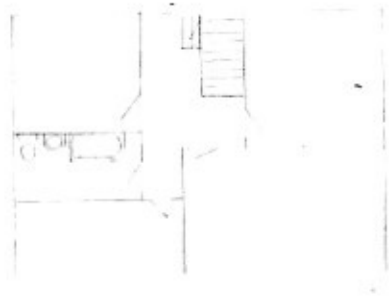
201 FORREST AVE  
1<sup>ST</sup> FLOOR

3RD FLOOR

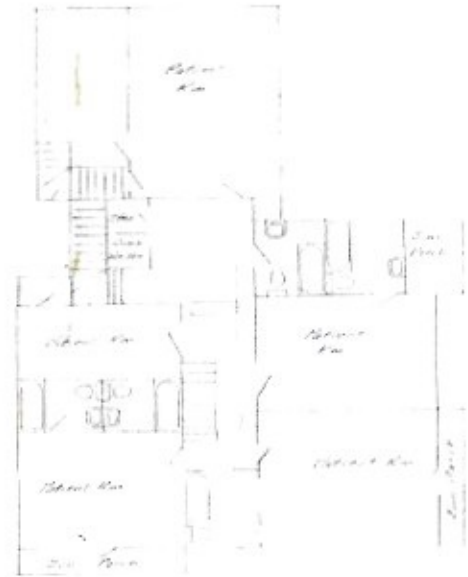


Third Floor Plan

Note: This room is to be used for patients.

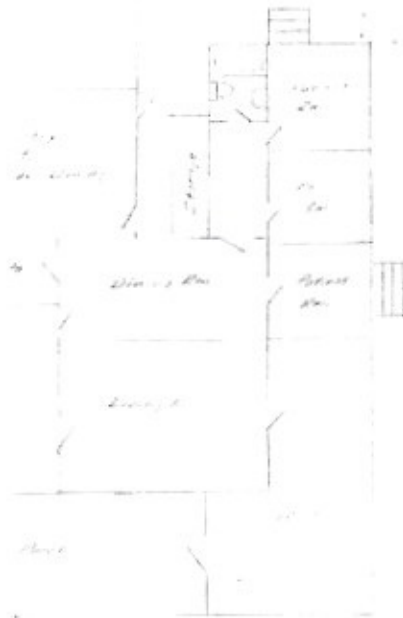


Third Floor  
 Third Floor  
**THIRD FLOOR**



Second Floor  
**SECOND FLOOR**

**1st FLOOR**



FORREST LANE INDEPENDENT HOME  
 INDEPENDENT, N.C.





Forest Ave

Royal Ma... town  
Nursing home...

Graceway  
Community Church

Forest Farm  
Assisted Living

Fandeco Dr

Old Airport Rd





