

REDEVELOPMENT OPPORTUNITY FOR SALE



535 PAWTUCKET AVENUE

Pawtucket, RI 02860

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

535 Pawtucket Avenue presents a unique opportunity to acquire a historic mill property totaling approximately 115,034 SF, together with a separate 25,200 SF parking lot providing 72 parking spaces. Constructed in 1900, the property offers the scale, character, and flexibility sought by investors and developers pursuing adaptive reuse, redevelopment, or long-term value-add strategies. Its substantial footprint, dedicated parking, and prominent urban location create a compelling opportunity to reimagine a landmark asset within one of Rhode Island's evolving urban markets.

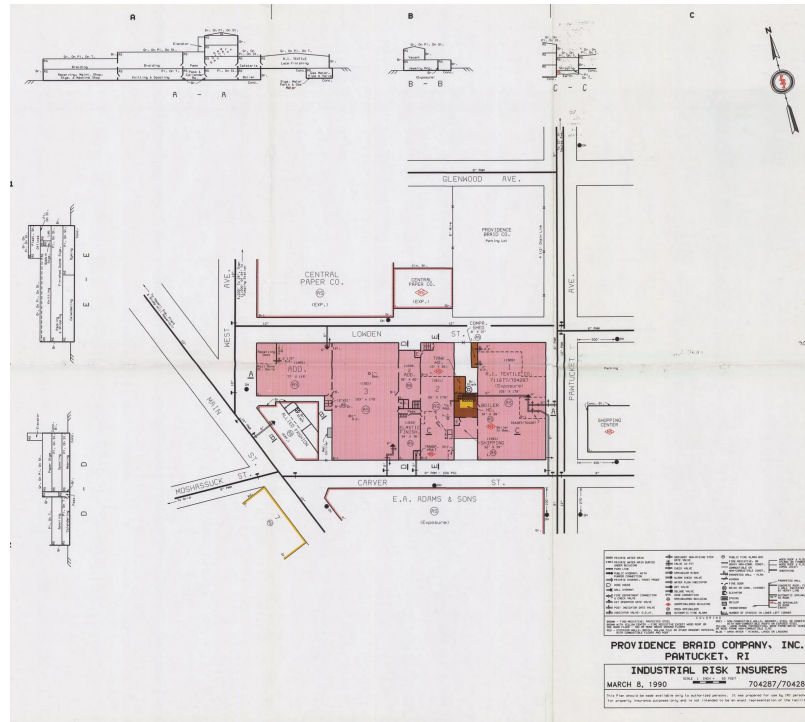
PROPERTY HIGHLIGHTS

- ±115,034 SF Historic Mill Building
- Separate ±25,200 SF Parcel with 72 Parking Spaces
- Significant Adaptive Reuse & Redevelopment Potential
- Potential Residential or Mixed-Use Conversion Opportunity
- Landmark Asset in a Growing Providence-Area Market
- Existing Tenant Income

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LOCATION DESCRIPTION

535 Pawtucket Avenue offers investors the rare opportunity to acquire a significant redevelopment asset within a rapidly evolving urban corridor. Located between Downtown Pawtucket and Providence, the property is surrounded by a growing mix of residential, commercial, and cultural investment that continues to reshape the market. Its strategic location, substantial footprint, and redevelopment potential position the asset to benefit from long-term demographic, housing, and economic trends driving investment throughout the Greater Providence region.

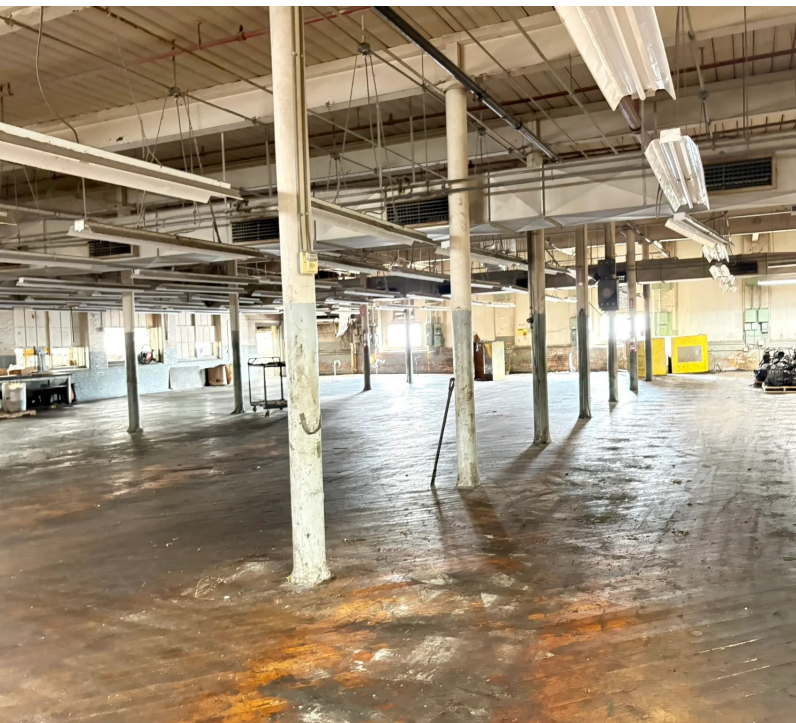
OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size (2 Parcels):	95,767 SF
Building Size:	115,034 SF

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ADDITIONAL PHOTOS



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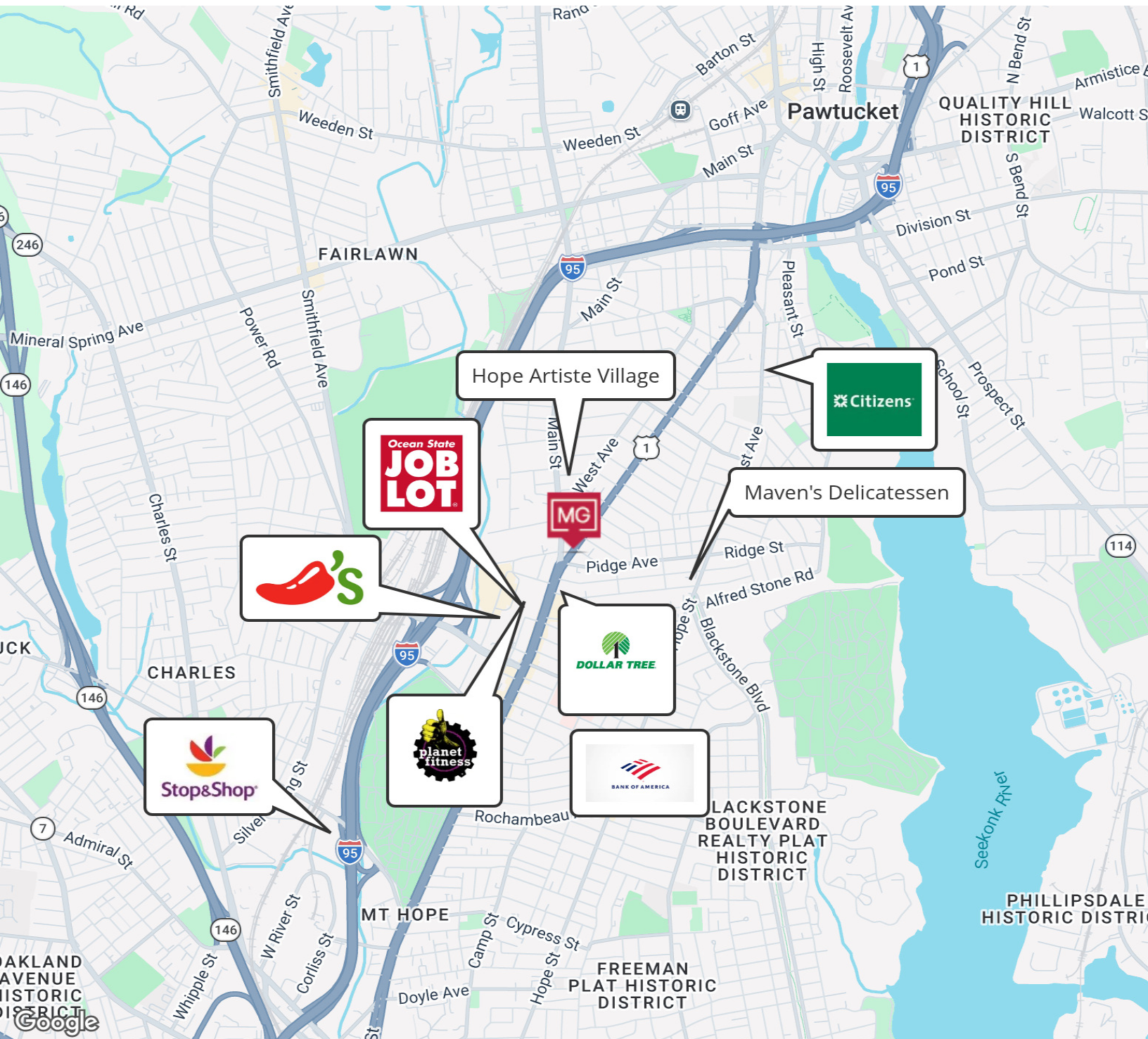
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AREA MAP



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