

# Land Sites

## 290 Smith Street & 308 Orms Street

### Property Overview

CBRE, Inc. is pleased to offer this land site for sale. Consisting of approximately ±48,893 SF (1.12 acres), this site is well positioned a short distance from the Rhode Island State House and downtown Providence. The site is also walkable to the Providence Place Mall (less than 1 mile) and Providence Train Station (less than 1 mile).

### Property Information

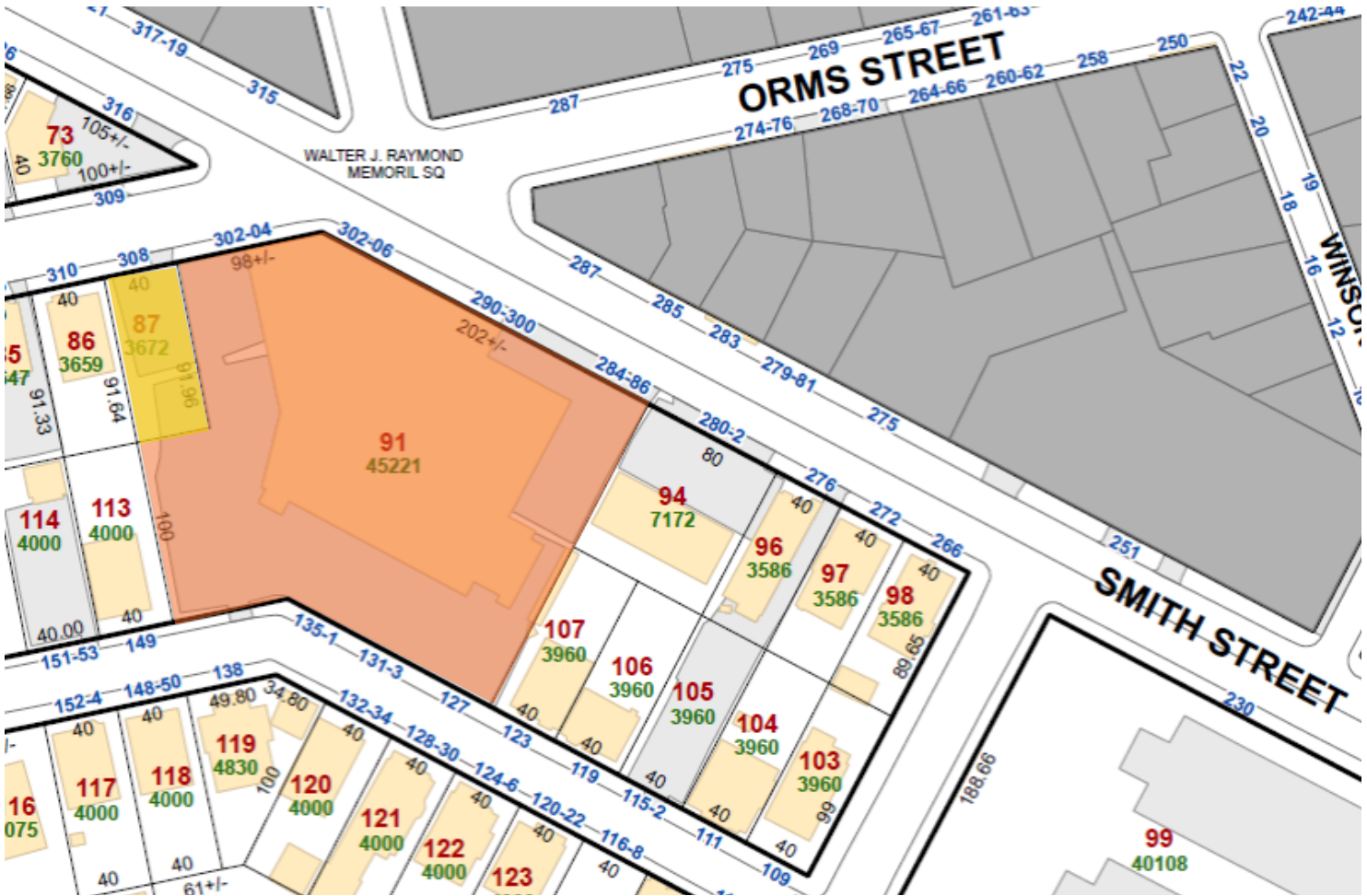
290 Smith Street	308 Orms Street
Plat 67 Lot 91	Plat 67 Lot 87
45,221 SF	3,672 SF
C-2 Zoning	R-3 Zoning



# Land Sites

290 Smith Street & 308 Orms Street | Providence, RI

For Sale



### Dimensional Regulations - 290 Smith Street

<b>Total Parcel Area</b>	45,220 SF
<b>Zoning</b>	C-2
<b>Maximum Building Height</b>	50', not to exceed 4 stories
<b>Front Setback</b>	Build to zone of 0' to 5'
<b>Interior Side</b>	None; unless abutting residential, then 10'
<b>Corner Side</b>	Build to zone of 0' to 5'
<b>Rear Setback</b>	None, unless abutting residential district, then 10'

### Dimensional Regulations - 308 Orms Street

<b>Total Parcel Area</b>	3,672 SF
<b>Zoning</b>	R-3
<b>Maximum Building Height</b>	45', not to exceed 3 stories
<b>Front Setback</b>	See section 402 B of zoning
<b>Interior Side</b>	Lot width less than 60': 6'
<b>Corner Setback</b>	Lot width 60' more : 10'
<b>Rear Setback</b>	SF, 2F, 3F, MF, nonresidential: 30' RH 20'

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