

# 4 St Mary Street Condominiums

## PRE SELLING 4SMSC

St Mary St

West Warwick, RI 02893



**Pre-Sale Offer: 4SMSC - Units starting at \$450,000! Flexible payment plans, complimentary fit-out allowance, priority unit selection, and owner financing available. Brokers protected. Limited availability - reserve now before we sell out! Contact: 401-226-6657 | [Spike\\_Sales@icloud.com](mailto:Spike_Sales@icloud.com)**

**Exclusively Presented By:**

**Jonathan Joaquin**

**Spike Inc**

**1272 Main Street**

**West Warwick, RI 02893**

**4012266657**

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# EXECUTIVE SUMMARY

**Presented By:**

**Jonathan Joaquin**

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The 4 Saint Mary Street Condominiums (4SMSC) project will develop 19 energy-efficient condos in Arctic Village, utilizing Insulated Concrete Forms (ICF) for durability and resilience against weather, fire, pests, and noise. This offers peace of mind to residents. The architectural design by Architectura S.A. will incorporate a modern aesthetic with vinyl siding and Amdeck systems for insulation. Demolition of the St. James School structure and Convent will clear the site. The development promotes the 'aging in place' concept and includes visitor parking in the CVS lot.

The 4 Saint Mary Street Condominiums (4SMSC) will foster a vibrant community in Arctic Village with a focus on sustainability. The development will feature high-efficiency HVAC systems, LED lighting, and options for solar panels to minimize environmental impact. The projects landscaping will enhance the community aesthetic. Property location provides a close proximity to grocery stores, banks, bakery, post office, pharmacy, cafe, restaurants, small businesses, a performing arts center, a bike path, a public track, and a gazebo for summer concerts rendering a walking score of 75 and a biking score of 51 to enhance lifestyle offerings. This development aims to meet the growing demand for quality housing in the area, combining modern construction techniques with thoughtful design to create a welcoming home for all residents.



**Property Address:**

St Mary St

**Property City, State, Zip:**

West Warwick, RI 02893

Bedrooms	Baths:	Square Feet:	Year Built:
3	3	15853	2025



# COMPARABLE SALES REPORT

Property Address: **St Mary St**  
 Property City, State, ZIP: **West Warwick, RI 02893**  
 Bedrooms: **3** Baths: **3** Sq.Feet: **15853** Built: **2025**  
 Notes: Please see pictures

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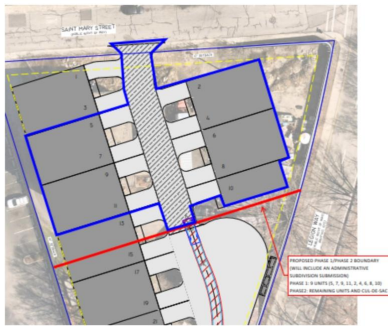


<u>Property Address</u>	<u>Beds</u>	<u>Baths</u>	<u>SqFt</u>	<u>Sold</u>	<u>Built</u>	<u>Price</u>	<u>\$/SqFt</u>	<u>Dist</u>	<u>Notes</u>
1. 8 W Valley Cir West Warwick RI 02893	2	2	1,733	9/26/2024	2023	439,900	254	1.33	
2. 6 W Valley Cir West Warwick RI 02893	2	2	1,733	10/3/2024	2023	450,400	260	1.33	
3. 50 W Valley Cir West Warwick RI 02893	2	1,733	8/29/2024	2023	447,400	258	1.33		
4. 48 W Valley Cir West Warwick RI 02893	2	1,733	9/17/2024	2023	462,850	267	1.33		
5. 46 W Valley Cir West Warwick RI 02893	2	1,733	9/6/2024	2023	446,400	258	1.33		
6. 44 W Valley Cir West Warwick RI 02893	2	1,733	9/9/2024	2023	449,650	259	1.33		
7. 42 W Valley Cir West Warwick RI 02893	2	1,733	10/25/2024	2023	447,000	258	1.33		
8. 40 W Valley Cir West Warwick RI 02893	2	1,733	9/20/2024	2023	457,900	264	1.33		
9. 4 W Valley Cir West Warwick RI 02893	2	2	1,733	10/28/2024	2023	449,650	259	1.33	
10. 2 W Valley Cir West Warwick RI 02893	2	2	1,733	9/10/2024	2023	446,400	258	1.33	

**Average** **449,755** **260**

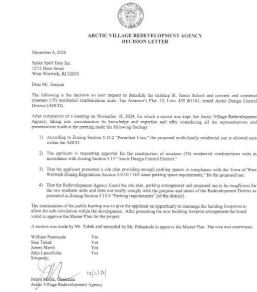
# Additional Pictures

## 4SMSC



Phase one Site plan 9 units

Marilyn R. Shelman, B.L.A., MCP  
Town Planner  
Town of West Warwick  
401-827-9025 x.1236



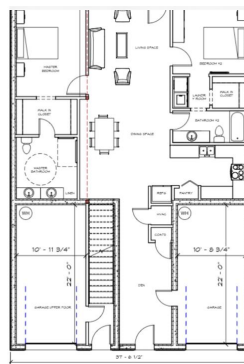
Master Plan Approval



Second floor rendering



First Floor rendering



1600 square feet

