

Commercial/Business - Commercial Sale - MLS # 1420446 - Active**65 Weybosset Street ,Unit #118-119, Providence, RI 02903**

RE Taxes/Yr:	\$ / 2025	List/Lease Pr:	\$300,000.00
Exempt Inc:	No	Original LP:	\$300,000.00
Assessment:	\$185,500	DOM:	0
Year Built:	1829	Condo Y/N:	Y
Use Type:	Commercial		
Type:	Bar/Tavern/Lounge, Commercial, Food/Beverage, Restaurant, Retail		

Public Rems:

Rare opportunity to own an established business in a prime 900-square-foot condo unit with a basement for additional storage. Sale includes the thriving Coco's Cafe and Bar, a coveted liquor license, and the ability to operate until 1 AM. The business combines Units 118 and 119 and features an exquisite bar with beautiful wood detailing. All equipment is included in the sale. Located in a vibrant Downtown Providence setting with abundant foot traffic and strong visibility, offering excellent investment potential. Close to the Providence River, Riverwalk, WaterFire, Providence Place, Brown University, RISD, Johnson & Wales, the Rhode Island Convention Center, Amica Mutual Pavilion, and Providence Performing Arts Center. Easy access to I-95, I-195, Route 6, Route 10, RIPTA, major healthcare facilities, and approximately 15 minutes to T.F. Green Airport. Don't miss this exceptional opportunity! Can also be bought as a package with units 116-117 and 104.

General Information

Anchors Co-Tenants:		Adult Comm:	
Building Name:		Business Name: Coco's Cafe and Bar	
Franchise Y/N:		Franchise Name:	
Possible Use:			
Under Construction:	No	Leased Land:	No
Subsidized Housing:		REO Bank Owned:	No
Elevation Cert:	No	Loma:	No
Divisible Y/N:		Freestanding Y/N:	
Seating Capacity:		Vacancy Rate:	100
Security Features:		Short Sale:	No
		Zoning:	
		Time Share:	
		Occupant Type:	
		Yrs Established:	
		Units Leased:	
		RE Lic Owner:	No
		Historic:	Unknown
		Yrs Cur Owner:	

Building / Site / Utilities

Assessor Lot:	118	Assessor Block:		Assessor Plat:	130
Area Source:		Apx Lot SqFt:	21,116	Basement:	
Bldg Area Total:	0	Elev/Escal Type:			Furnished Y/N:
Equip Included:					
Non-Garage Spcs:	0	Parking Total:		Story:	
Ceiling Height:		Site Acres:		Loading Door:	None
Foundation Type:		Fndtn L x W:		Building:	Livable
Road:	Municipal				Stories Total:
Location:	Downtown				
Electric:	Circuit Breaker				
Sewer:	Connected				

Financial

Cap Rate:	Existing Lease Type:	PL Statement:	No
Financial Data Sol	Electric Expense:	Fuel Expense:	
Gross Expenses:	Insurance Exp:	Inventory Expense:	
Maint Expense:	Mgmnt Expense:	New Taxes Expense:	
Operating Expense:	Other Expense:	Owner Expenses:	
Trash Expense:	Water Sewer Exp:	Owners Gross Incom	
Net Operating Inci	Labor Info:	Leasable Area:	
Lease Expiration:	Lease Assignable:	Lease Considered:	
	Lease Renewal Option:	Min Space Lease:	
Owner Pays:			
Tenant Pays:			

Energy Efficiency/Sustainability FeaturesConstruction: **No****Listing / Agent - Office Information**

Def Show:	No		
Show Instruct:	Please email showings@seybothteam.com. No calls or texts.		
List Agent:	32535	LA Phone:	508-726-3492
LA Name:	Kyle Seyboth 	LA Email:	kyle@seybothteam.com
List Office:	CMWT11	LO Phone:	508-567-3468
LO Name:	Century 21 Limitless		

Attribution Contact:

Showing Agent:

SA Name:

List Date: **08/12/2026**

Expire Date: **02/24/2027**

Under Contract:

Listing Contract: **Exclusive Right to Sell**

Entry Only: **No**

Limited Service: **No**

Sign on Prop: **No**

SA Phone:

SA Email:

Lock Box:

Lock Box Serial:

Syndication

Internet Display: **Yes**

IDX: **Yes**

RI Living.com: **Yes**

Address Display: **Yes**

IDX Address Display: **Yes**

Send to List Hub: **Yes**

Allow AVM: **Yes**

Allow Comments: **No**

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Agent Full