

# 63 De Pasquale Ave

Providence, RI

CONFIDENTIAL OFFERING MEMORANDUM

INVESTMENT OFFERING | ± 10,575 SF | MULTI-FAMILY BUILDING



## BROKER

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**CUSHMAN &  
WAKEFIELD**

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HAYESSHERRY.COM

# 63 De Pasquale Ave

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### LOCATION SUMMARY

Located in the heart of Federal Hill, a vibrant and walkable neighborhood in Providence, 63 De Pasquale Avenue is a 25-unit multifamily apartment building. Fully leased to affordable housing tenants offering investors stable occupancy and consistent cash flow in a high-demand urban rental market. There is NO deed restriction on affordable housing, offering versatility to convert back to market rents or a hotel. The property sits just steps from the renowned restaurants, cafes, and cultural attractions providing residents with immediate access to one of Providence's most sought-after neighborhoods. The offering includes the adjacent Crout Street alleyway, located directly behind the building, measuring approximately 90' x 20', and provides valuable rear access and potential operational flexibility. This offering represents a rare opportunity to acquire a 25-unit multifamily asset with additional land in a premier Providence location with strong long-term rental demand.

### ASKING PRICE:

Upon Request

### PROPERTY FEATURES:

- ± 10,575 SF building
- 25 total units
- Located in vibrant Federal Hill neighborhood
- Very walkable location

### TRAFFIC COUNTS

Atwells Ave & De Pasquale Ave: 12,283  
(05. mi from site)

Atwells Ave & Ericson Place: 19,615  
(.08 mi from site)



Re: CONFIDENTIALITY AGREEMENT for Property at:
63 De Pasquale Ave, Providence, Rhode Island, 02903

including its affiliates, advisors and legal counsel (the BUYER), desires to review certain information to be provided by OWNER PVD LLC, (the OWNER) in connection with the BUYER's deciding whether to PURCHASE (the PURCHASE) the real estate located at 63 De Pasquale Ave, Providence, Rhode Island, 02903(the PROPERTY) from the OWNER. This letter agreement is being entered into between the BUYER AND the OWNER for purposes of proceeding further with the BUYER's evaluation of the PURCHASE, as follows: the BUYER, as a condition to being furnished with such information, agrees to treat such information and any other information, including but not limited to any information pertaining to the PROPERTY and/or the OWNER, and/or any of their parents, subsidiaries or affiliates (whether prepared by the BUYER, the OWNER, or their Representatives (as defined below), or any other party) which is furnished to the BUYER by or on behalf of the OWNER, to, on or after the date of this letter (herein collectively referred to as the "Furnished Information"), together with documents or records prepared by the BUYER, the OWNER, or their shareholders, partners, members, directors, officers, managers, employees, agents, advisors, representatives or associates (collectively, the "Representatives"), or others which contain or reflect or are generated from the Furnished Information (collectively, the "Confidential Material"), confidentially in accordance with the provisions of this letter. The term "Confidential Material" does not include information which (i) is already in the possession of the BUYER prior to the delivery thereof to the BUYER, provided that such information is not known by the BUYER to be subject to another confidentiality agreement with or other obligation of secrecy to the disclosing party, or (ii) becomes generally available to the public or the industry other than as a result of disclosure pursuant to this letter.

The BUYER acknowledges the confidential nature of the Confidential Material and the damage that could result to the OWNER if information contained therein is disclosed to any third party. The BUYER hereby agrees that the Confidential Material will be used solely for the purpose of evaluating the PURCHASE, and that such information will be kept confidential by the BUYER and its Representatives and will not be used for any other purpose, published or disclosed to any other party; provided, however, that any of such information may be disclosed to the BUYER's Representatives who need to know such information for the purpose of evaluating the PURCHASE (provided such Representatives shall be informed that such information is Confidential Material and shall be directed to treat such information confidentially). It is further agreed that the BUYER shall be responsible for any breach of this agreement by any of its Representatives.

The BUYER hereby acknowledges and agrees that the OWNER and its Representatives are not making any representation or warranty, express or implied, as to the accuracy or completeness of the Confidential Material. The BUYER agrees that the OWNER and its Representatives shall not have any liability to the BUYER or its Representatives relating to or resulting from the use of the Confidential Material or the accuracy thereof. Only representations and warranties which are contained in a final definitive agreement regarding the PURCHASE, when, as and if executed by the OWNER and the BUYER, and subject to such limitations, conditions and restrictions as may be specified therein, will have any legal effect.

In the event that the OWNER and the BUYER do not proceed with the PURCHASE within a reasonable time, or at any time upon the request of the OWNER, the BUYER shall promptly deliver to the OWNER all written Confidential Material and any other written material containing or reflecting any information in the Confidential Material and will not retain any copies, extracts or other reproductions in whole or in part of such written material. Further, in the event that the OWNER and the BUYER do not proceed with the PURCHASE within a reasonable time, neither BUYER nor its Representatives shall, without the prior written consent of the OWNER, use any of the Confidential Material for any purpose.

The BUYER and the OWNER agree that, unless and until a final definitive agreement between them with respect to the PURCHASE has been executed and delivered, neither the BUYER nor the OWNER, nor any of their affiliates, will be under any legal obligation of any kind whatsoever with respect to the PURCHASE by virtue of this or any written or oral expression with respect to the PURCHASE by either party or their respective Representatives, except, in the case of this letter, for the matters specifically agreed to herein.

No failure or delay in exercising any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power or privilege hereunder. The BUYER acknowledges and agrees that money damages would not be a sufficient remedy for any breach of this letter agreement by the BUYER, and that the OWNER shall be entitled to specific performance and injunctive or other equitable relief as remedies for any such breach. Such remedies shall not be deemed to be the exclusive remedies but shall be in addition to all other remedies available at law or in equity.

The BUYER acknowledges and agrees that the OWNER may engage in discussions and enter into agreements with respect to a PURCHASE of the Property with entities other than the BUYER.

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ACKNOWLEDGE AND RETURN THE FOLLOWING TO: DBRAZEAU@HAYESSHERRY.COM OR FPISTACCHIO@HAYESSHERRY.COM

Upon receipt of this executed agreement, release aforementioned information pertaining to the PROPERTY in accordance with the terms contained herein, accepted and acknowledged. Forward to the following address:

[ ] DBRAZEAU@HAYESSHERRY.COM OR FPISTACCHIO@HAYESSHERRY.COM
Email address

[ ] 146 Westminster Street 2nd Floor, Providence, Rhode Island
USPS mailing address

Agreed to and accepted this on \_\_\_\_\_, 2026

Company: \_\_\_\_\_
Title: \_\_\_\_\_