



215 BROADWAY

PROVIDENCE, RI 02903

DISTINGUISHED HISTORY. MODERN PERFORMANCE.

A comprehensively renovated 1887 Second Empire mansion transformed into 10 distinctive residential units, offering irreplaceable historic character, modern systems, and established income in Providence's strongest rental market.



FULLY
OCCUPIED
10-UNIT
MULTIFAMILY
INVESTMENT



\$2,950,000
LIST PRICE



6%
CAP RATE



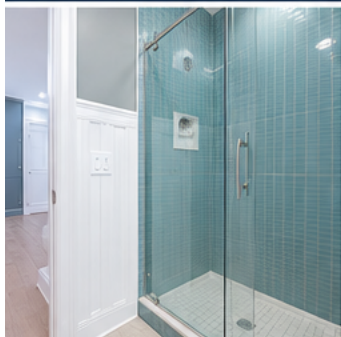
10
UNITS LEASED
(0% VACANCY)



\$246,240
TOTAL UNIT RENT



12
ON-SITE
PARKING SPACES



PROPERTY HIGHLIGHTS

- Comprehensively renovated with major electrical and HVAC upgrades, new fire alarm system, and fully sprinklered building.
- Exceptional historic details preserved including ornate paneling, marble fireplaces, parquet flooring, and crystal chandeliers.
- Diverse unit mix: 1 studio, 3 one-bedroom, 5 two-bedroom, and 1 three-bedroom residences.
- Additional amenities: dedicated laundry facilities, secure bicycle storage, and 12 on-site parking spaces.
- Located in Providence's desirable West Side along prominent Broadway – one of the city's most recognizable corridors.



OFFERING SUMMARY

Address:	215 Broadway, Providence, RI 02903
Neighborhood:	Broadway West Side
Year Built:	1887
Building Size:	Approx. 7,600 SF
Lot Size:	9,045 SF
Zoning:	R-P
Total Units:	10
Unit Mix:	1 Studio, 3 1BR, 5 2BR, 1 3BR
Total Unit Rent:	\$246,240
Occupancy:	100% (10 Units Leased)
Cap Rate:	6%
Parking:	12 On-Site Spaces
Heating/Cooling:	Heat Pump / Central Air & Individual Units
Utilities:	3 Phase, 200 Amps Gas, Sewer Connected
Historic Designation:	Local Historic District, National Register



EXCLUSIVE OFFERING

Offering Memorandum and operating statement available to qualified buyers upon execution of an NDA.
**PLEASE ALLOW 48 HOURS' NOTICE FOR SHOWINGS.
NO SUNDAY SHOWINGS.**



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