

# 453 ANGELL STREET

PREMIER INVESTMENT PROPERTY  
Wayland Square - East Side - Providence



453 Angell Street, Providence, 02906  
8 BD 7 BA 8+ PARKING \$2,650,000

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**7 Luxury Units - Located in the heart of Providence's Wayland Square neighborhood, 453 Angell Street offers a rare opportunity to acquire an exceptional income-producing asset on the East Side.**

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## KEY DETAILS

Status: Active  
MLS #: **1406688**  
Units: 8  
Parking: 8+  
Property Type: Multi  
Family  
MLS Type: Residential  
NOI: \$148,530  
Cap Rate: 5.7%  
Year Built: 1870  
Lot Size: 9,853 SF

## AMENITIES

Central AC  
Central Heating  
Laundry In-Unit  
Parking  
Full Basement  
Gas Heat  
Hardwood Floors  
High Ceilings  
Patio  
7 Units  
Historic Detail  
Premier Location

## ABOUT

**Built in 1870, this Victorian building blends architectural character with modernization. A 2011 renovation upgraded kitchens, baths, heating and cooling, plumbing, and electrical, combining historic charm with contemporary convenience. Soaring 10+ foot ceilings, open floor plans, and preserved original woodwork highlight its appeal. The property has seven units—six one-bedroom and one two-bedroom—each with separate utilities, central air conditioning, and in-unit washer/dryers. A backyard with patio enhances tenant experience, and eight off-street parking spaces provide convenience. Just steps from Brown University, cafés, restaurants, and shops, it offers a walk-to-everything lifestyle in a strong rental market. With excellent rental history and strong occupancy this is a premier investment for stability and growth. 453 Angell Street is more than a multifamily—it blends architectural significance, prime location, and compelling returns.**



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