

Commercial/Business - Commercial Sale - MLS # 1420447 - Active**65 Weybosset Street ,Unit #104, Providence, RI 02903**

RE Taxes/Yr:	\$ / 2025	List/Lease Pr:	\$150,000.00
Exempt Inc:	No	Original LP:	\$150,000.00
Assessment:	\$0	DOM:	0
Year Built:	1829	Condo Y/N:	Y
Use Type:	Commercial		
Type:	Commercial, Retail		

Public Rems:

Prime commercial condo opportunity in the heart of vibrant Downtown Providence! This 450-square-foot unit includes a basement for additional storage and is completely vacant, offering a blank slate for a variety of retail or business ventures. Located in a bustling downtown setting with heavy foot traffic and excellent potential for steady clientele. Conveniently situated near the Providence River, Riverwalk, WaterFire, Providence Place, Brown University, RISD, Johnson & Wales University, 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, and nearby commuter connections. Close to Rhode Island Hospital, Hasbro Children's Hospital, and other major healthcare facilities. Approximately 15 minutes to T.F. Green Airport. An ideal opportunity to establish your business in the center of Providence's dining, culture, entertainment, and urban activity! May be sold separate or as a package with units 116-117 and 118-119.

General Information

Anchors Co-Tenants:		Adult Comm:	
Building Name:		Business Name:	
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:	104	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 Inc:		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