

OFFICE BUILDING FOR SALE



209 ELMWOOD AVENUE

Providence, RI 02907

WHITNEY RUGG

Broker Associate
401.751.3200 x3302
whitney@mgcommercial.com

LEEDS MITCHELL IV, SIOR

Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

EXECUTIVE SUMMARY



LOCATION DESCRIPTION

Located in Providence's established South Side commercial corridor, 209 Elmwood Avenue offer a strategic urban location with exceptional access to Downtown Providence, major transportation routes, and a large surrounding residential population. The area is well-served by RIPTA bus routes operating along Elmwood Avenue, Broad Street, and surrounding thoroughfares, offering direct access to Kennedy Plaza, Downtown Providence, Providence Station, and the region's major employment centers.

PROPERTY HIGHLIGHTS

- Approximately 25 off-street parking spaces
- Prominent corner-lot exposure
- Four (4) ADA-compliant restrooms
- Full basement providing substantial storage and support space
- Open-span layout adaptable to multiple configurations
- Excellent access to Downtown Providence, I-95, major hospitals, and public transportation

PROPERTY DESCRIPTION

The building has been professionally managed and meticulously maintained throughout ownership, with a history of ongoing capital improvements, renovations, and preventative maintenance. Mechanical systems, including rooftop HVAC units, have been regularly serviced by licensed professionals, supporting long-term operational reliability. Designed for flexibility, the interior features a spacious open floor plan complemented by perimeter offices and meeting areas, allowing for a wide range of uses. Large windows on three sides provide exceptional natural light throughout the building, creating an inviting environment for employees, clients, and guests. This is a unique owner-user or investment opportunity to acquire a versatile commercial asset with strong physical fundamentals, excellent parking, and a proven maintenance history in one of Providence's most established urban neighborhoods.

OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	7,496 SF
Lot Size:	17,742 SF

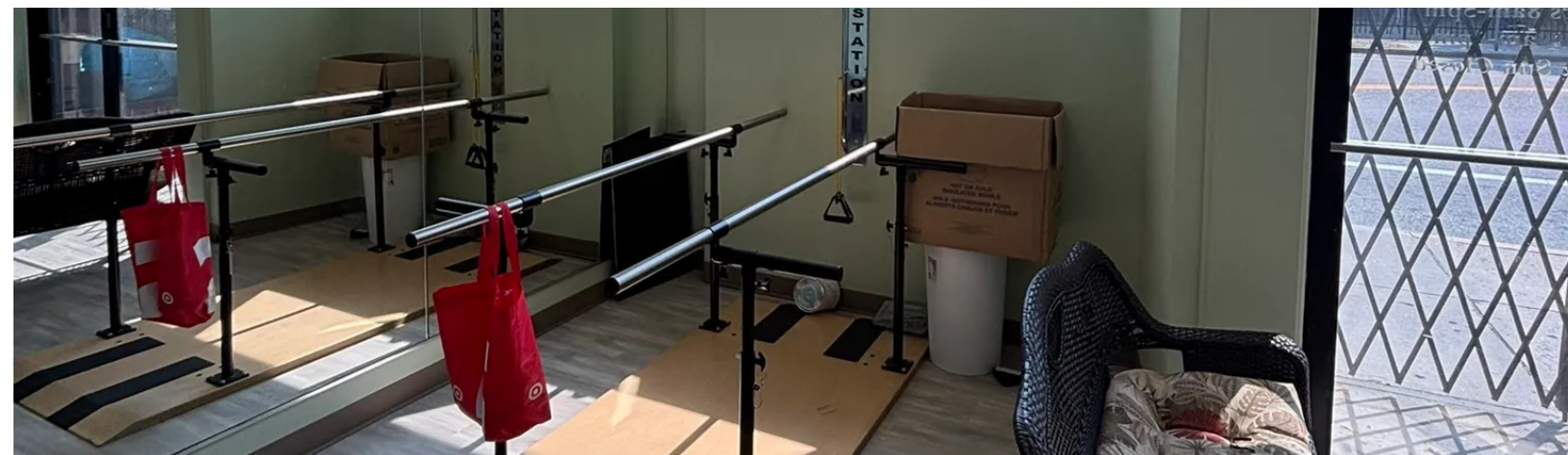
WHITNEY RUGG
Broker Associate
401.751.3200 x3302
whitney@mgcommercial.com

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



ADDITIONAL PHOTOS



WHITNEY RUGG
Broker Associate
401.751.3200 x3302
whitney@mgcommercial.com

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com

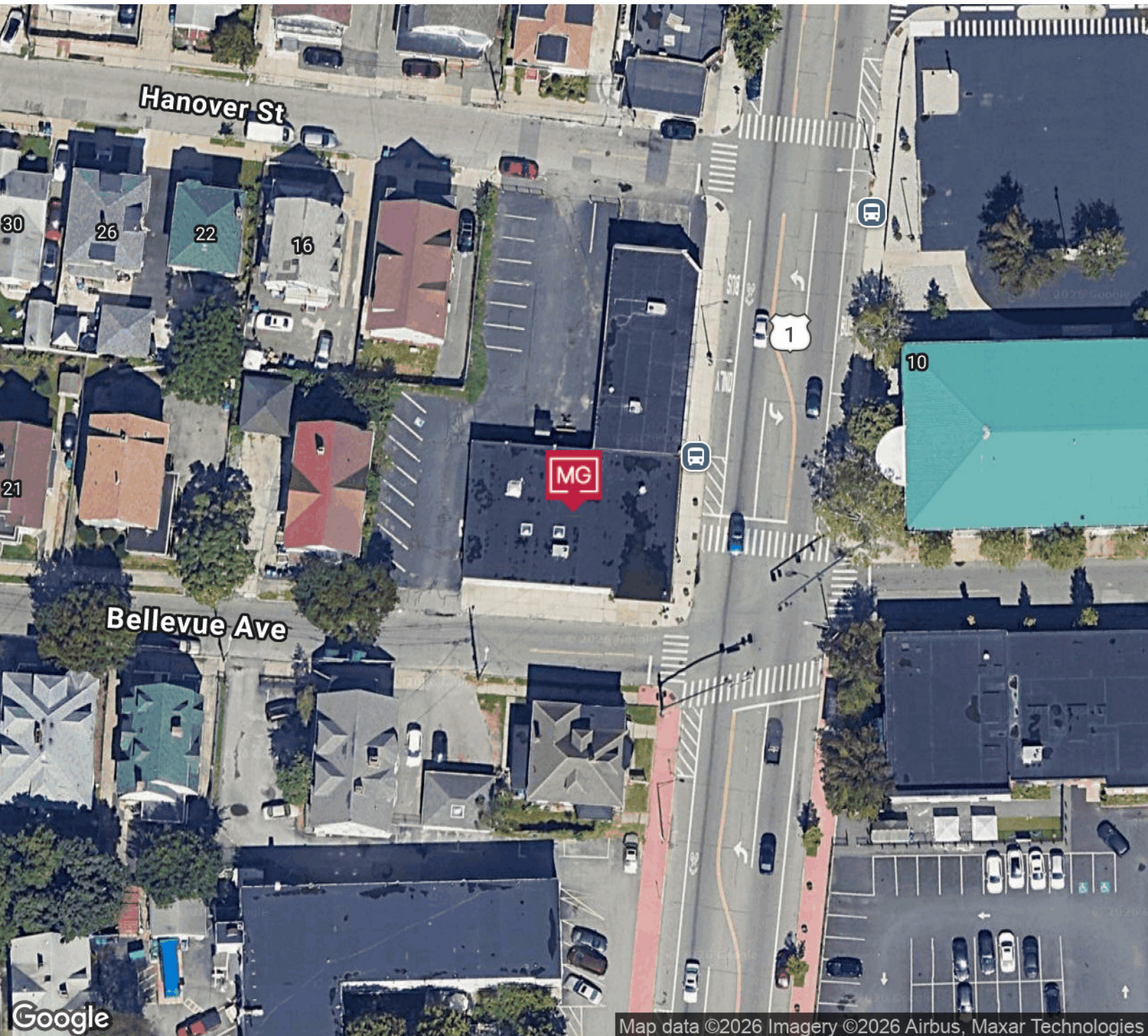


209 ELMWOOD AVENUE

Providence, RI 02907

OFFICE BUILDING FOR SALE

AERIAL MAP



WHITNEY RUGG
Broker Associate
401.751.3200 x3302
whitney@mgcommercial.com

LEEDS MITCHELL IV, SIOR
Principal Broker, Partner
401.751.3200 x3307
leeds@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.