

Commercial/Business - Commercial Sale - MLS # 1420441 - Active**65 Weybosset Street ,Unit #116-117, Providence, RI 02903**

RE Taxes/Yr:	\$ / 2025	List/Lease Pr:	\$300,000.00
Exempt Inc:	No	Original LP:	\$300,000.00
Assessment:	\$89,500	DOM:	0
Year Built:	1829	Condo Y/N:	Y
Use Type:	Commercial		
Type:	Commercial, Restaurant, Retail		

Public Rems:

Rare opportunity to own a prime 900-square-foot condo unit in the heart of Downtown Providence, including a basement for additional storage. Currently combined as Units 116 and 117, the space features modern details and attractive stone finishes, with excellent potential for a variety of successful businesses. All equipment is included in the sale, including a pizza oven. Located at 65 Weybosset Street, the property benefits from high foot traffic and a vibrant downtown setting surrounded by renowned dining, cafés, nightlife, shopping, arts, and entertainment. Close to Providence Place, WaterFire, the Providence Riverwalk, Brown University, RISD, Johnson & Wales, the Convention Center, Amica Mutual Pavilion, and PPAC. Easy access to I-95, I-195, Route 6, Route 10, RIPTA, major healthcare facilities, and T.F. Green Airport. Don't miss this outstanding investment opportunity! Can also be bought as a package with units 118-119 & 104!

General Information

Anchors Co-Tenants:	Adult Comm:		
Building Name:	Business Name:		
Franchise Y/N:	Franchise Name:		
Possible Use:			
Under Construction: No	Leased Land: No	Short Sale: No	Units Leased:
Subsidized Housing:	REO Bank Owned: No	Zoning:	RE Lic Owner: No
Elevation Cert: No	Loma: No	Time Share:	Historic: Unknown
Divisible Y/N:	Freestanding Y/N:	Occupant Type:	
Seating Capacity:	Vacancy Rate: 0	Yrs Established:	Yrs Cur Owner:
Security Features:			

Building / Site / Utilities

Assessor Lot: 116	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:	Stories Total:
Ceiling Height:	Site Acres:	Loading Door:	
Foundation Type:	Fndtn L x W:	Building:	None Livable
Road: Municipal			
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 Inci:	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:

IDX Address Display:

Yes

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