



WATERFRONT RESTAURANT
EAST PROVIDENCE, RI



**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY

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CONTENTS

Executive Summary 4

Investment Summary 5

Property 6

Floor Plans 14

Executive Summary

Hayes & Sherry is pleased to present this unique +/- 14,000 SF restaurant including an additional 7,300 SF of decks and patio space and a 72-slip marina. The opportunity also includes a 7,600 SF block building, great for additional event space for smaller parties, a commissary or storage and additional parking. With just over 2 acres of land, both parcels allow for an abundance of parking for each building.

The properties located at 28-34 Water Street & 45 Water Street are a one-of-a-kind opportunity to own and operate a large venue on the waterfront. **This is more than just a restaurant; it's a destination. Whether you're looking to expand your hospitality business or invest in a premier location, this waterfront gem offers a unique opportunity to create unforgettable experiences for guests.** Falling under the “Bold Point Harbor” (BPH) zoning provides the opportunity for mixed-use, commercial, office, retail, and multifamily uses. Also permitted are marinas with water transit-related services and limited support services. **Don’t miss your chance to own a piece of paradise with limitless potential.**

Conveniently located off I-195, this restaurant offers views of the well-known Washington Street Bridge, in addition to India Point Park, Bold Point Park and Fox Point. Easy Access to Downtown Providence, the East Side of Providence and Rumford.



INVESTMENT SUMMARY

Address: 28-34 & 45 Water Street, East Providence, RI

Property Size: *28-34 Water St +/-14,000 gross sf on 56,494 sf of land includes a large premier restaurant with multiple kitchens, 50+ parking spaces and 70+ boat slips*

45 Water St +/-7,600 gross sf on 41,918 sf of land

Current Usage: *A unique opportunity to own and operate a multi-level hospitality venue, with multiple decks for outdoor dining and/or entertainment and a marina and exceptional views.*

Community Amenities: *Located on the Waterfront of East Providence. Quick access to the East Side of Providence, Downtown Providence, Rumford and local restaurants, cafés and comedy club.*

Prime Location

Situated directly on the water, this restaurant boasts unobstructed, panoramic views of the shimmering Providence River, creating a captivating backdrop for guests.



Set Along the Providence River

Easy Access from I-195 and the East Bay Bike Path, and
directly across from India Point.



Outdoor Patios & Decks

Multiple outdoor patio and decks provide an inviting atmosphere for al fresco dining. Guests can savor their meals while basking in the fresh air and stunning water views.



Marina Access

Benefit from direct marina access, perfect for boaters and water enthusiasts. This feature not only enhances the restaurant's appeal but also increases its accessibility to a broader clientele.



Expansive Dining Space

Enjoy the flexibility of multiple dining areas, each designed to maximize the waterfront experience.



Whether it's a casual lunch or an elegant dinner, the interior spaces are crafted to accommodate a variety of events and dining styles.



28-34 Water Street: Versatile Space

The dual-kitchen layout provides unparalleled flexibility, whether you're looking to operate multiple concepts simultaneously, host private events, or cater to diverse culinary needs.



Dual-Kitchen Design: Each level boasts a state-of-the-art kitchen, designed for efficiency and flexibility. Perfect for running diverse menus or catering to high-volume events, with ample space to accommodate various cooking styles.

This one-of-a-kind restaurant with two full kitchens is a dream opportunity for those seeking to make a mark in the culinary world. Don't miss out on the chance to own this remarkable property and turn your vision into a thriving reality.



45 Water Street: +/-7,600 SF Industrial Building

Discover a world of possibilities with this expansive 7,600 sq. ft. block building, perfectly positioned for transformation. Nestled in a location, this robust structure offers a solid foundation and a blank canvas to bring your vision to life.

45 Water Street



Expansive Space: With 7,600 sq. ft. of flexible floor space, this building is ideal for a variety of uses. Whether you're envisioning a dynamic office space, a vibrant retail store, a creative studio, or even residential lofts, the opportunities are endless.

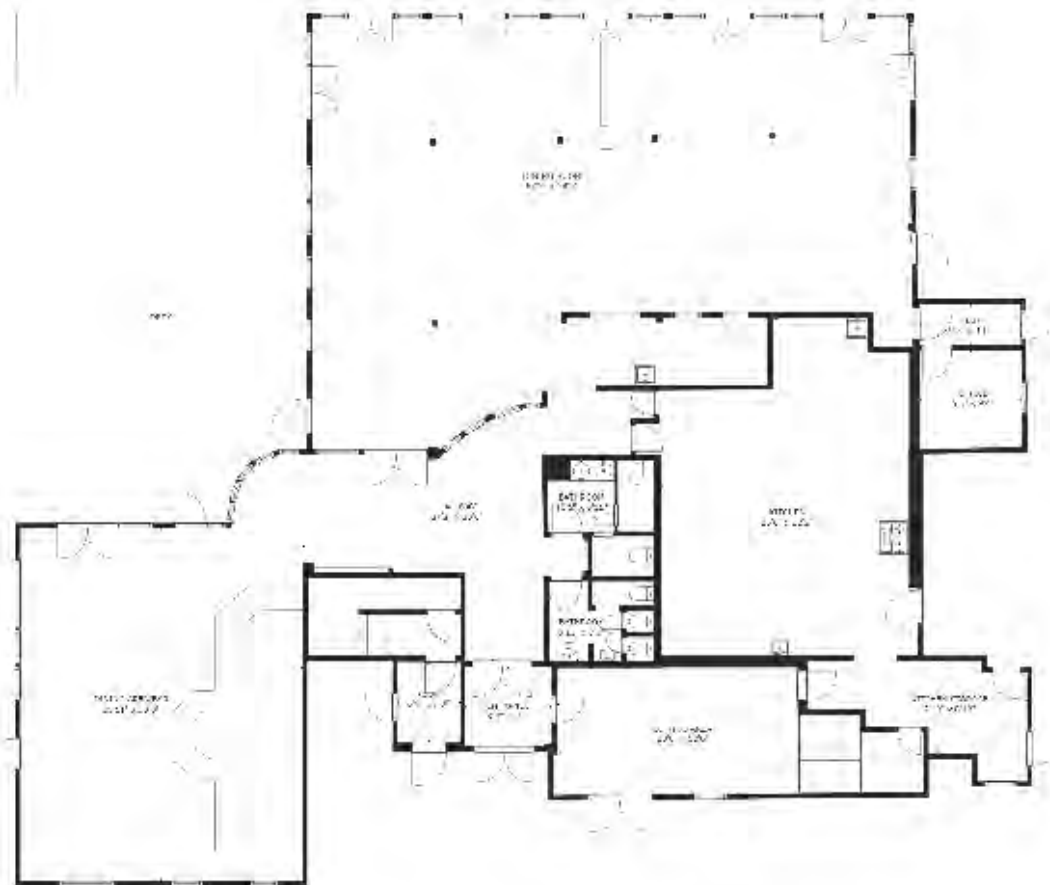
45 Water Street

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WATERFRONT RESTAURANT

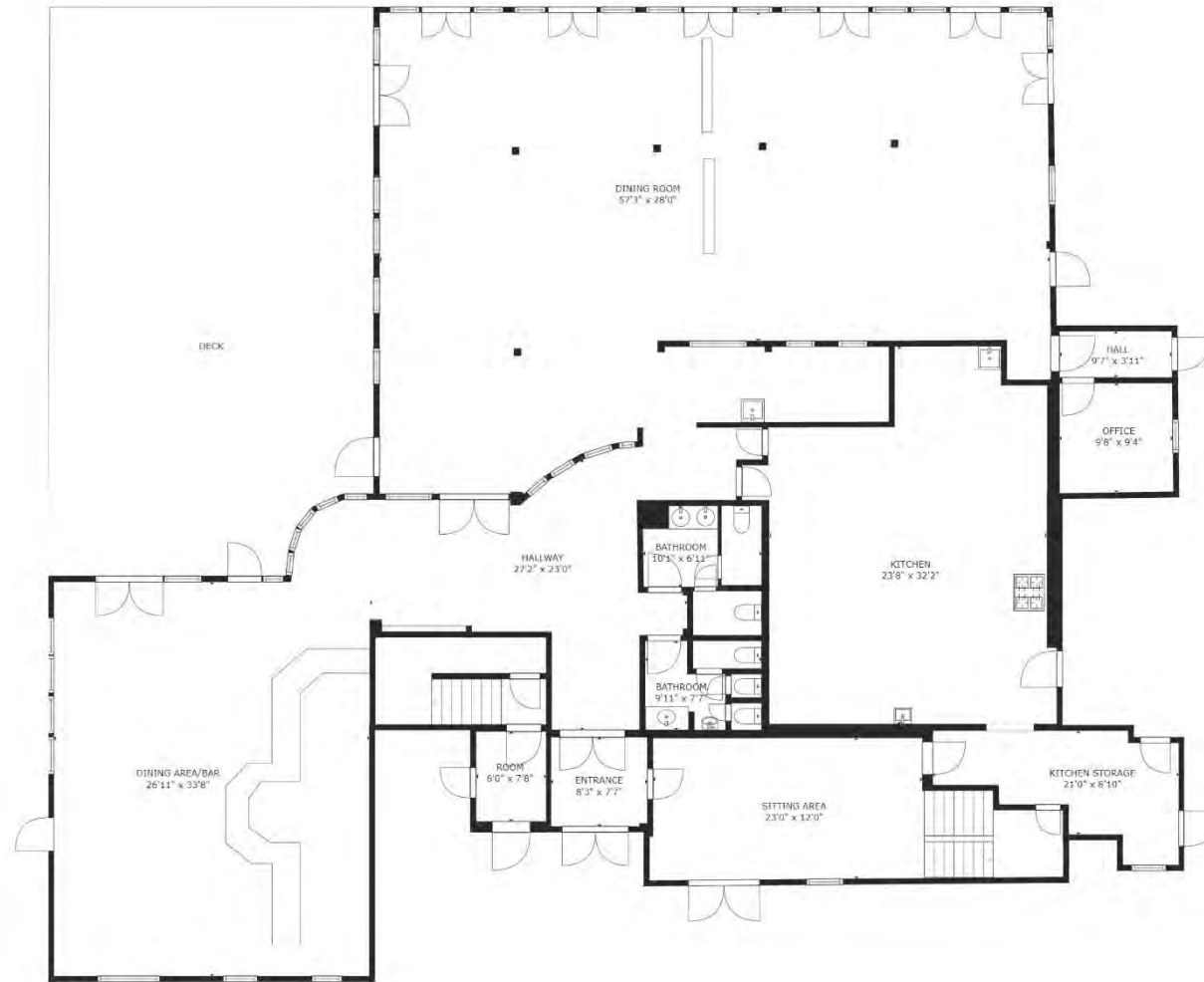
EAST PROVIDENCE, RI



WATERFRONT RESTAURANT
 ROOM 1: 13,000 sq. ft. ROOM 2: 2,000 sq. ft.
 ROOM 3: 1,000 sq. ft. ROOM 4: 1,000 sq. ft.
 ROOM 5: 1,000 sq. ft. ROOM 6: 1,000 sq. ft.
 ROOM 7: 1,000 sq. ft. ROOM 8: 1,000 sq. ft.



Water Street



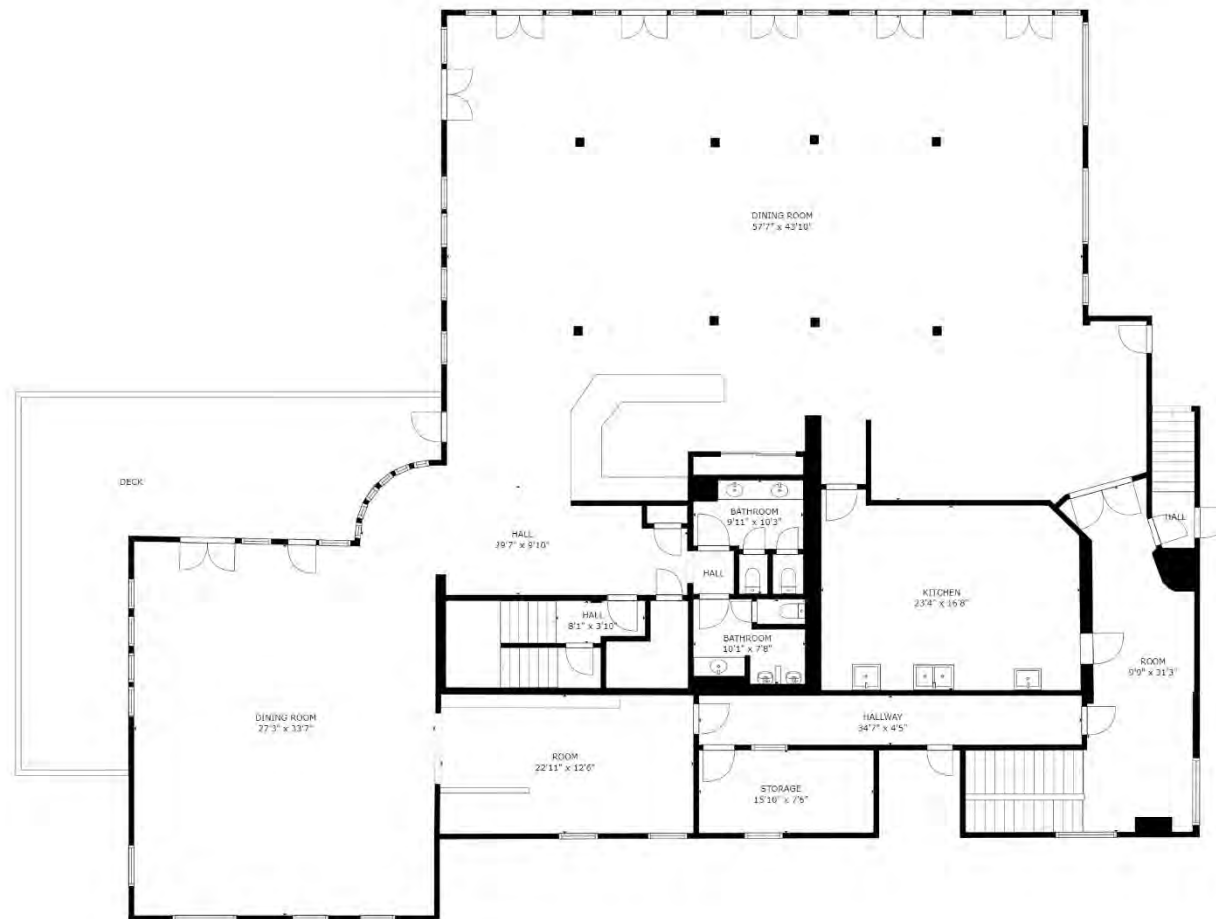
FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 5266 sq ft, FLOOR 2: 5612 sq ft
FLOOR 3: 2760 sq ft, FLOOR 4: 1202 sq ft
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 682 sq ft
TOTAL: 14840 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



WATERFRONT RESTAURANT

EAST PROVIDENCE, RI



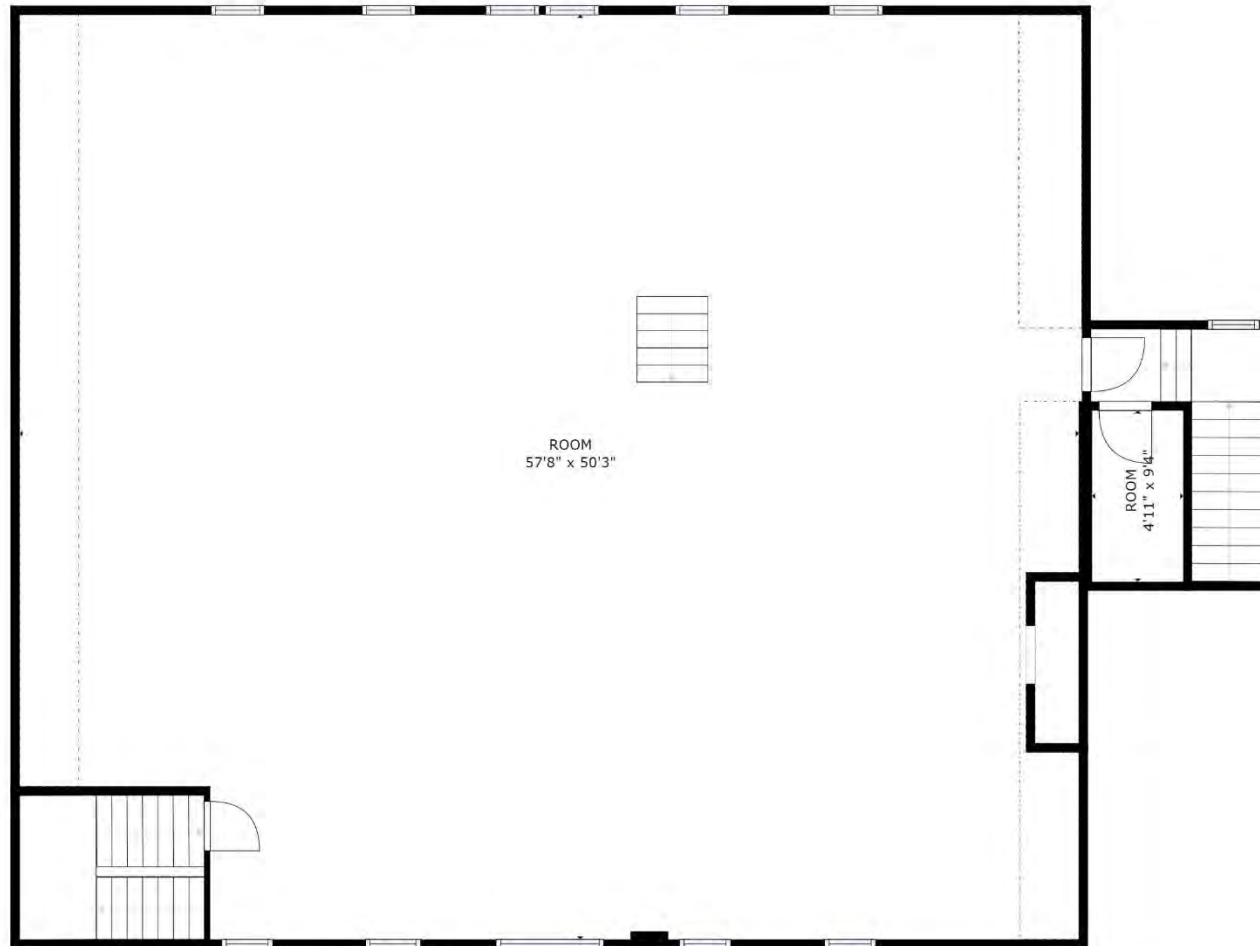
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(SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

FLOOR 2



Water Street



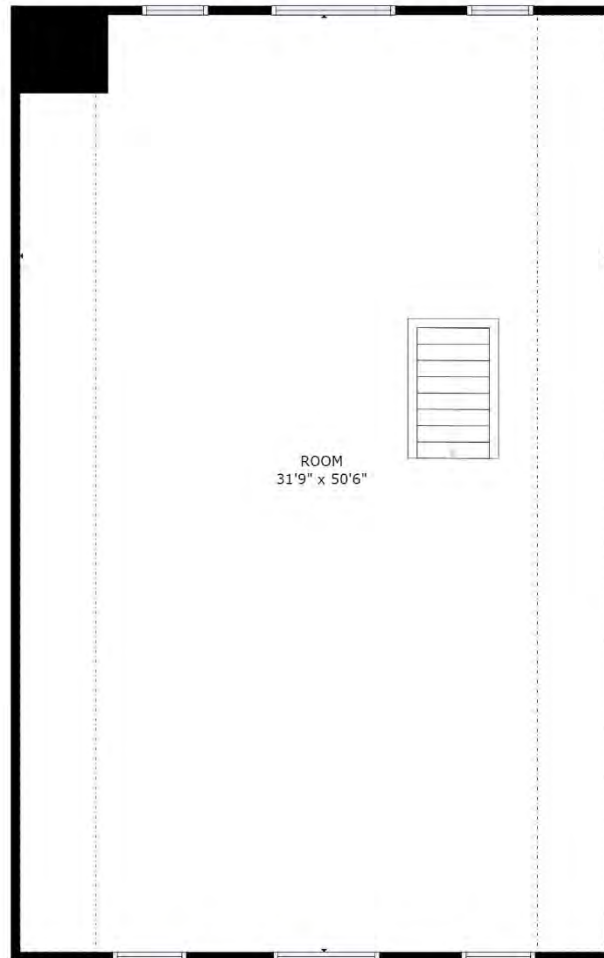
FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 5266 sq ft, FLOOR 2: 5612 sq ft
FLOOR 3: 2760 sq ft, FLOOR 4: 1202 sq ft
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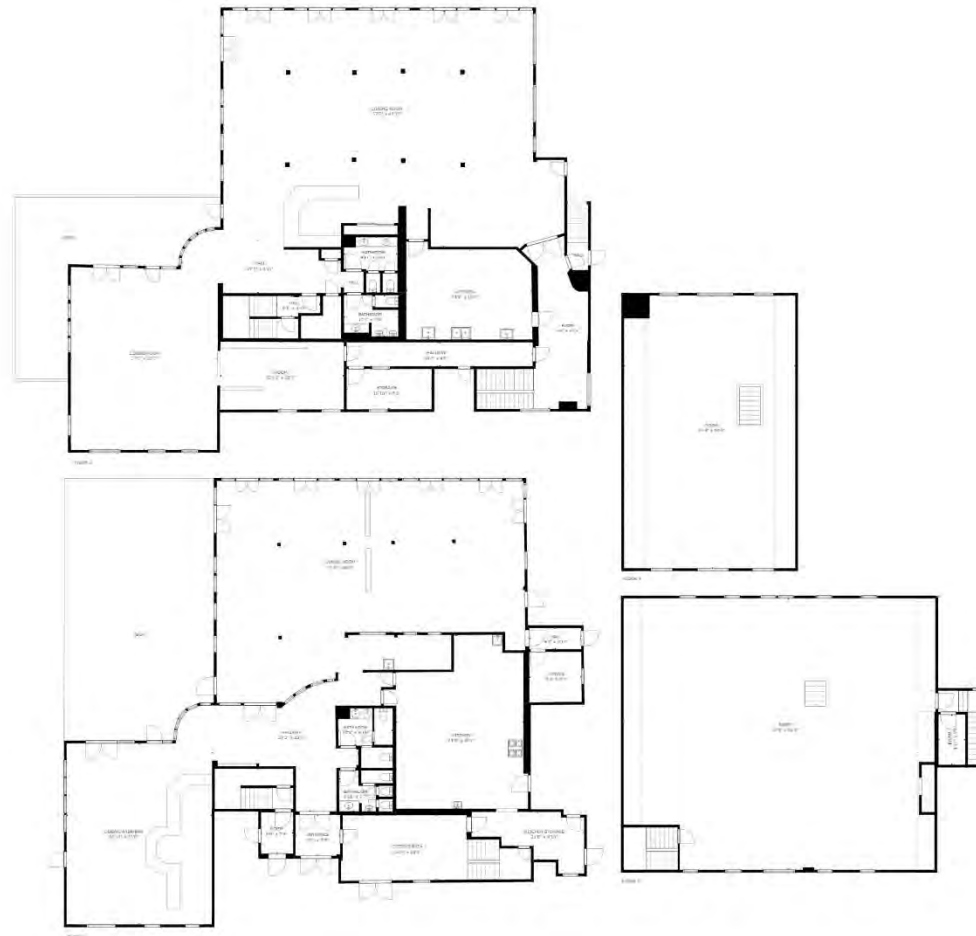


FLOOR 4

GROSS INTERNAL AREA
FLOOR 1: 5266 sq ft, FLOOR 2: 5612 sq ft
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Providence Water Fire



Unique Restaurants
Shopping & Nightlife



Cultural & Academic
Community



Pedestrian Bridge

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