

OFFICE BUILDING FOR SALE



55 PINE STREET

Providence, RI 02903

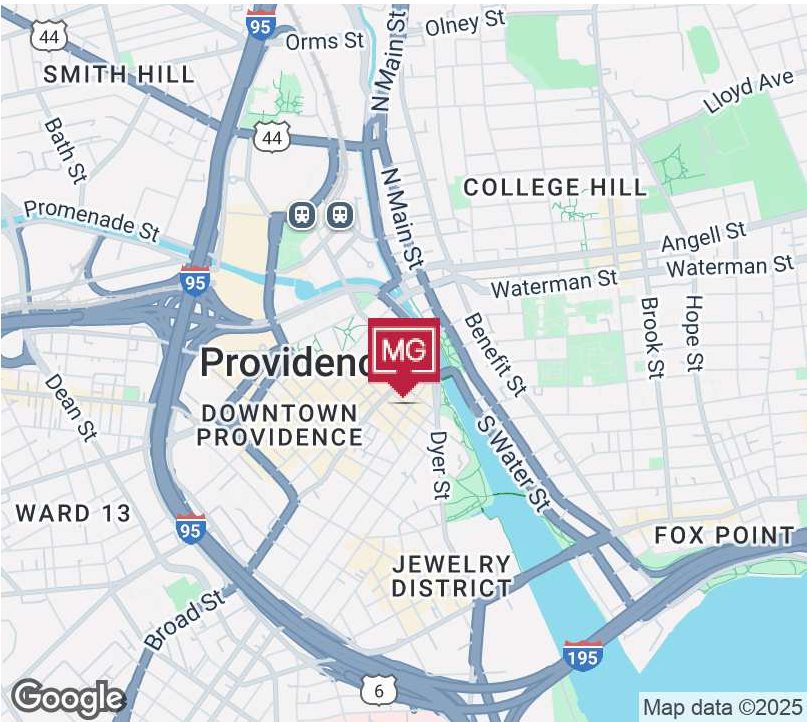
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

A unique opportunity to purchase this 5-story office building with brick and beam construction. Each floor is approximately 4,200 SF and has 2 egress points via stairwells and a full building elevator. The building is anchored by the long-standing restaurant Ten Prime Steak & Sushi since 2001. Flexible existing office leases afford the opportunity for a residential conversion with stable income from the anchor restaurant operator.

PROPERTY HIGHLIGHTS

- Ideal for residential conversion
- 4,200 SF floor plates on 4 floors above existing restaurant
- Surrounded by garage and surface parking options
- Prime downtown location

LOCATION DESCRIPTION

This exceptional downtown location is steps from many of Providence's residential redevelopments and is surrounded by numerous restaurants and several universities. In addition, garage and surface parking options are plentiful and adjacent to the property.

OFFERING SUMMARY

Sale Price:	\$2,695,000
Building Size:	20,918 SF
Lot Size:	4,497 SF
Zoning:	D-1-150
Estimated Property Taxes: (Fiscal Year 2025)	\$43,395

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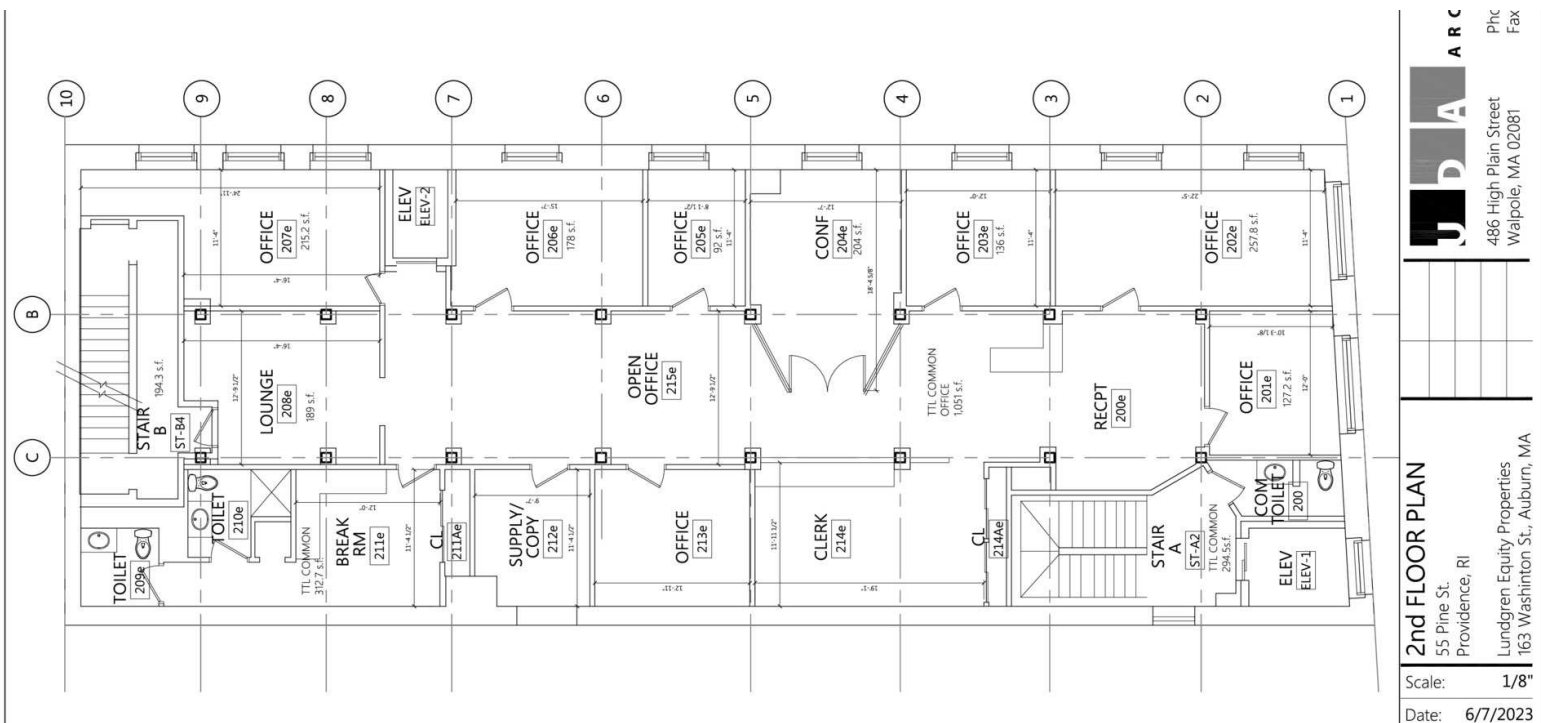
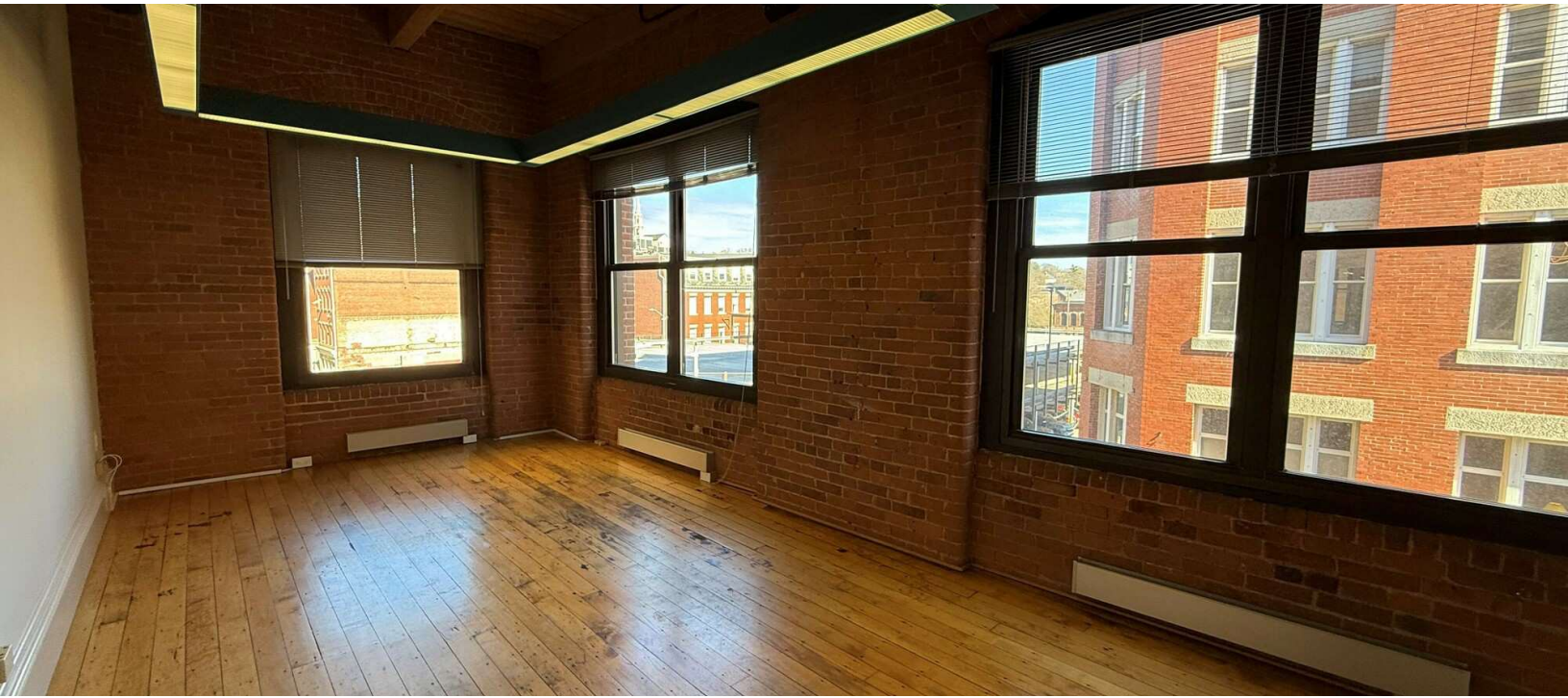
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ADDITIONAL PHOTOS



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AERIAL MAP



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