

178 Bowen St Providence, RI 02906



Pilar Colleran

Realtor®

Massachusetts Real Estate License #957484

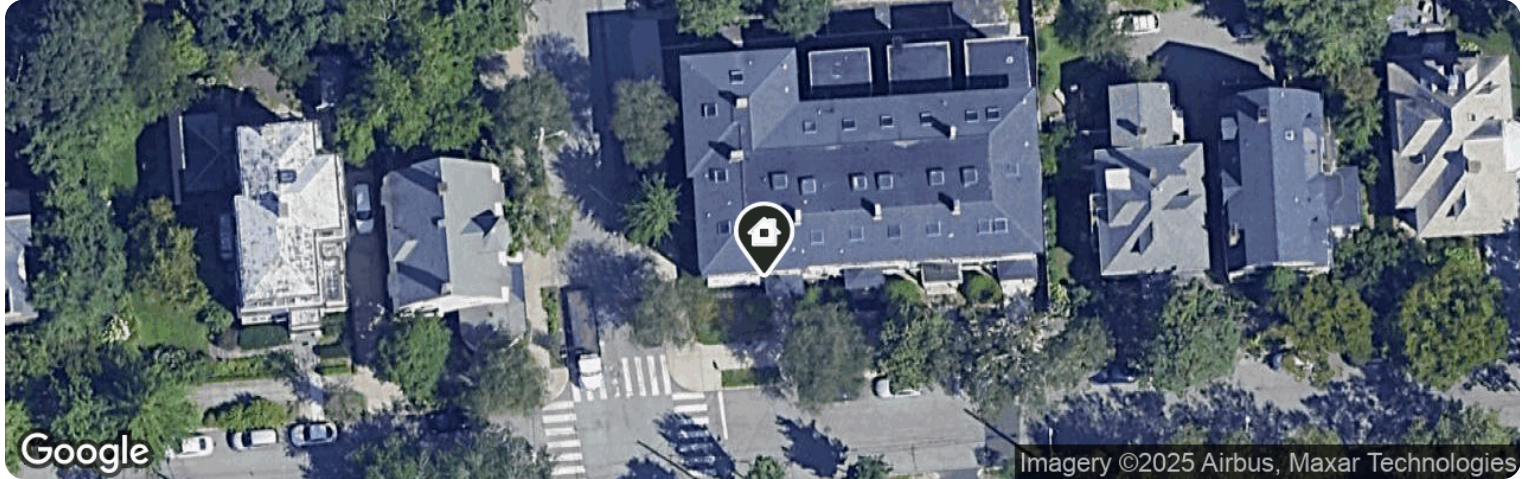
Rhode Island Real Estate License #0047923

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KELLERWILLIAMS
Luxury
PILAR COLLERAN



● **Active / For Sale** • Active: 6/2/2025

List Price
\$2,545,000

Active Date 6/2/2025 Listing ID 1386302

Price Per Sq Ft
\$340

Commercial **7,481**
 Type Sq Ft

178-184 Bowen Street

Building Name

Basic Facts

Type	Commercial	Year Built	1885
Subtype	Miscellaneous	Price by SqFt	\$340 per sq ft
Days in RPR	52	Multi Parcel	No

Property Information

Description

Rare 5-Unit Investor Opportunity | Plug-and-Play | College Hill, Providence An exceptional chance to own five fully-leased condos in the heart of College Hill, one of Providence’s most prestigious and high-demand neighborhoods. This turnkey portfolio offers consistent and reliable cash flow and walking distance to Brown, RISD, and Downtown Providence! There are also 3 available parking spots with this sale.

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Property Features

LISTING

Building Name	178-184 Bowen Street	Potential Use	"Commercial","Investment","Multi-Family","Resident
Construction Features	Brick	Number of Buildings	1
Total Number of Units in Complex	5	Security Features	Fire Alarm
Sewer	Connected	Cooling	None
Heating	Forced Water	Water	Connected
Building Sqft	7,481 sq ft		

Location Details

Building Name	178-184 Bowen Street	Trade Area	College Hill
Flood Zone	X (unshaded)		

Legal Description

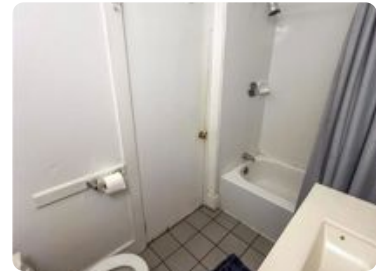
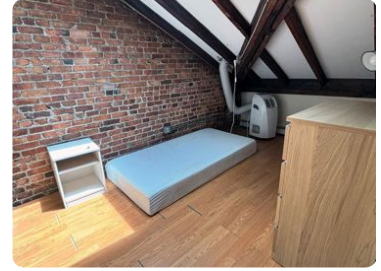
Current Use	Commercial
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Listing Details

Listing ID	1386302	Listing Source	State Wide MLS Inc.
Keybox Features	None	Showing Instructions	Please contact Pilar to schedule a showing via email pilar@kw.com or text 774-219-4910. (24 hour notice is required)

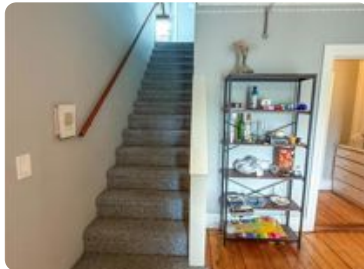
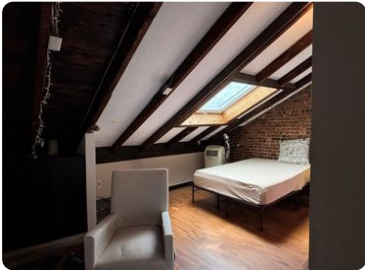
Photos

Listing Photos

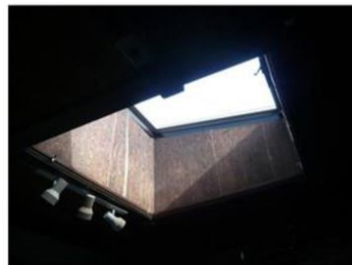


Photos

Listing Photos

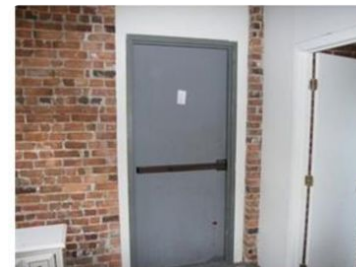
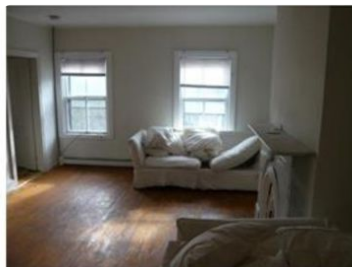


Historical Photos



Photos

Historical Photos



About RPR

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



2025 Condo Fees and Asking Price

178-184 Bowen St.

UNIT 5

\$525/m

\$550,000

UNIT 6

\$420/m

\$420,000

UNIT 7

\$430/m

\$450,000

UNIT 8

\$550/m

\$550,000

UNIT 16

\$575/m

\$575,000

ALL UNITS

\$2,500/m

\$2,545,000

25 East St Providence, RI 02906



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Off Market / Public Record • Sold Date: 12/28/1988, Public Record

Closed Price
\$225,000
 Off Market Date 12/28/1988

8 Beds
 5 Baths
 2,975 Sq Ft
 4 Units

AVM
\$954,000
 AVM Updated 7/19/2025

AVM Estimated Range AVM Confidence
 \$477K \$1.43M ★☆☆☆☆

AVM Month Change AVM Year Change
 ↓ \$39,000 ↑ 5.18%

Basic Facts

Type Multifamily/Multiplex	Zoning R-2
Year Built 1880	Land Use Multi-Family Dwellings (Generic)
Price by SqFt \$321 per sq ft	APN/TaxID PROV M:17 L:93
Number of Buildings 1	Previously sold for \$225,000 on 12/28/1988

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Multifamily/Multiplex	–
Property Subtype	Multi-Family Dwellings (Generic)	–
Bedrooms	8	–
Total Baths	5	–
Full Baths	4	–
Partial Baths	1	–
Living Area (sq ft)	2,975	–
Building Area (sq ft)	2,975	–
Lot Size	2,640 sq ft	–
Lot Dimensions	2640 SF	–
Garage	Yes	–
Garage (spaces)	2	–
Year Built	1880	–
Total Rooms	16	–
Roofing	Asphalt	–
Heating	Hot Water	–
Fireplaces	1	–
Basement	Full Basement	–
Exterior Walls	Wood Siding	–
Number of Buildings	1	–
Number of Units	4	–
Number of Stories	2+AB	–

Interior Features

PUBLIC

1st Floor	1244 sq ft	Attic	266 sq ft
Basement	1244 sq ft	Basement Unfinished	1244 sq ft
Gross Area	4994 sq ft	Heating Fuel Type	Gas

Exterior Features

PUBLIC

Lot Size - Square Feet	2,640 sq ft	Lot Size - Acres	0.06 acres
Roof Type	Gable	Effective Year Built	1930
Building Condition	Good		

Location Details

Flood Zone X (unshaded)

115 Hope St Providence, RI 02906



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Off Market / Public Record • Sold Date: 7/3/2001, Public Record

Closed Price
\$415,000
 Off Market Date 7/3/2001

9 Beds
 3 Baths
 5,088 Sq Ft
 3 Units

AVM
\$1,513,000
 AVM Updated 7/19/2025

AVM Estimated Range AVM Confidence

\$1.26M \$1.77M ★★☆☆☆

AVM Month Change AVM Year Change

↑ \$12,000 ↑ 25.14%

Basic Facts

Type Multifamily/Multiplex	Zoning R-1
Year Built 1870	Land Use Triplex (3 units)
Price by SqFt \$297 per sq ft	APN/TaxID PROV M:17 L:258
Number of Buildings 1	Previously sold for \$415,000 on 7/3/2001

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Property Information

Property Facts

Name	Public Facts	Agent Refinements
Property Type	Multifamily/Multiplex	–
Property Subtype	Triplex (3 units)	–
Bedrooms	9	–
Total Baths	3	–
Full Baths	3	–
Partial Baths	–	–
Living Area (sq ft)	5,088	–
Building Area (sq ft)	5,088	–
Lot Size	3,826 sq ft	–
Lot Dimensions	3826 SF	–
Garage	Yes	–
Garage (spaces)	3	–
Year Built	1870	–
Total Rooms	15	–
Style	Other	–
Roofing	Asphalt	–
Heating	Forced Air Unit	–
Basement	Full Basement	–
Exterior Walls	Siding (Alum/Vinyl)	–
Number of Buildings	1	–
Number of Units	3	–
Number of Stories	3+B	–

Interior Features

PUBLIC

1st Floor	1704 sq ft	Basement	1704 sq ft
Basement Unfinished	1704 sq ft	Gross Area	6824 sq ft
Heating Fuel Type	Gas		

Exterior Features

PUBLIC

Lot Size - Square Feet	3,826 sq ft	Lot Size - Acres	0.09 acres
Roof Type	Mansard	Building Condition	Good

Location Details

Flood Zone	X (unshaded)
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Metric	Bowen Unit 5	Bowen Unit 6	Bowen Unit 7	Bowen Unit 8	Bowen Unit 16	115 Hope Street	25 East Street / 230 Transit	Total
Square Feet	1600	1015	1100	1840	1870	5088	2974	15487
Bedrooms	5	3	3	5	5	9	9	39
Bathrooms	2	1	1	2	2	3	5.5	16.5
Units	1	1	1	1	1	3	4	12
Monthly Rent	3875	2700	2550	4125	4740	8100	8525	34615
Potential Gross Income	46500	32400	30600	49500	56880	97200	102300	415380
Maintenance	0	0	0	0	0	3000	4000	7000
Trash	0	0	0	0	0	0	0	0
Fire Alarm	0	0	0	0	0	400	400	800
Insurance	1231	781	846	1416	1439	3600	4800	14113
Real Estate Taxes	7951	5986	5329	8942	10171	24119	16190	78688
Electric	2000	865	0	0	1500	905	1430	6700
Gas	3658	2449	2069	2188	3500	7842	6611	28317
Water	0	0	0	0	0	4644	4644	9288
Sewage	0	0	0	0	0	0	0	0
HOA	6300	5040	5160	6600	6900	0	0	30000
Management	0	0	0	0	0	0	0	0
General & Administrative	0	0	0	0	0	0	0	0
Replacement Reserves	500	500	500	500	500	1000	1000	4500
Operating Expenses	21640	15621	13904	19646	24010	45510	39075	179406
Net Operating Income (NOI)	24860	16779	16696	29854	32870	51690	63225	189771