

# 178 Bowen St Providence, RI 02906



## Pilar Colleran

Realtor®

Massachusetts Real Estate License #957484

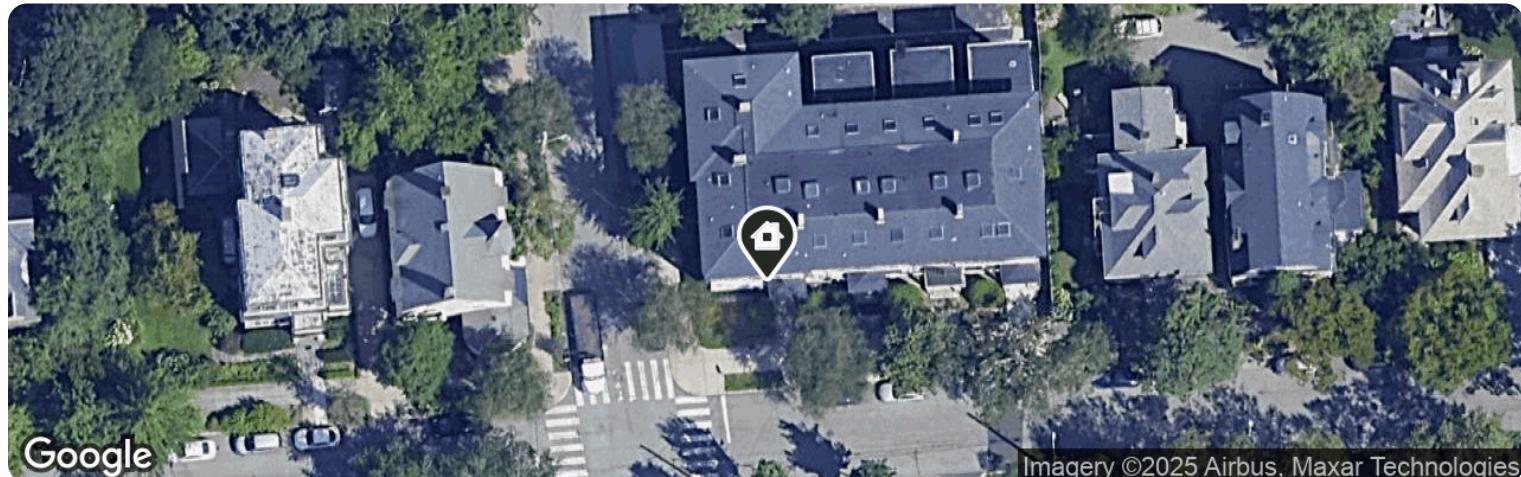
Rhode Island Real Estate License #0047923

Office (508) 695-4545 | Mobile (774) 219-4910

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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

Type



**7,481**

Sq Ft

## 178-184 Bowen Street

Building Name

### Basic Facts

Type	Year Built
Commercial	1885
Subtype	Price by SqFt
Miscellaneous	\$340 per sq ft
Days in RPR	Multi Parcel
52	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

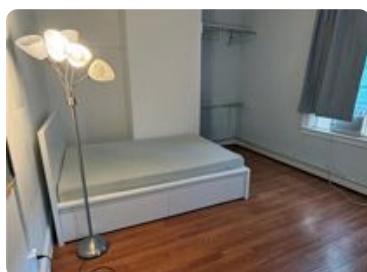
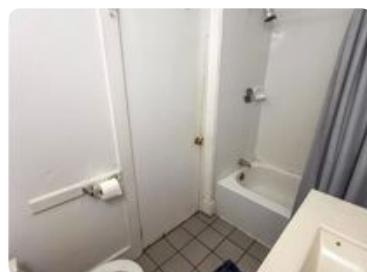
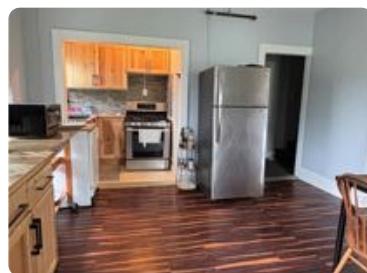
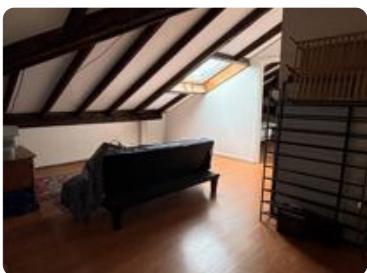
Current Use	Commercial
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## Listing Details

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

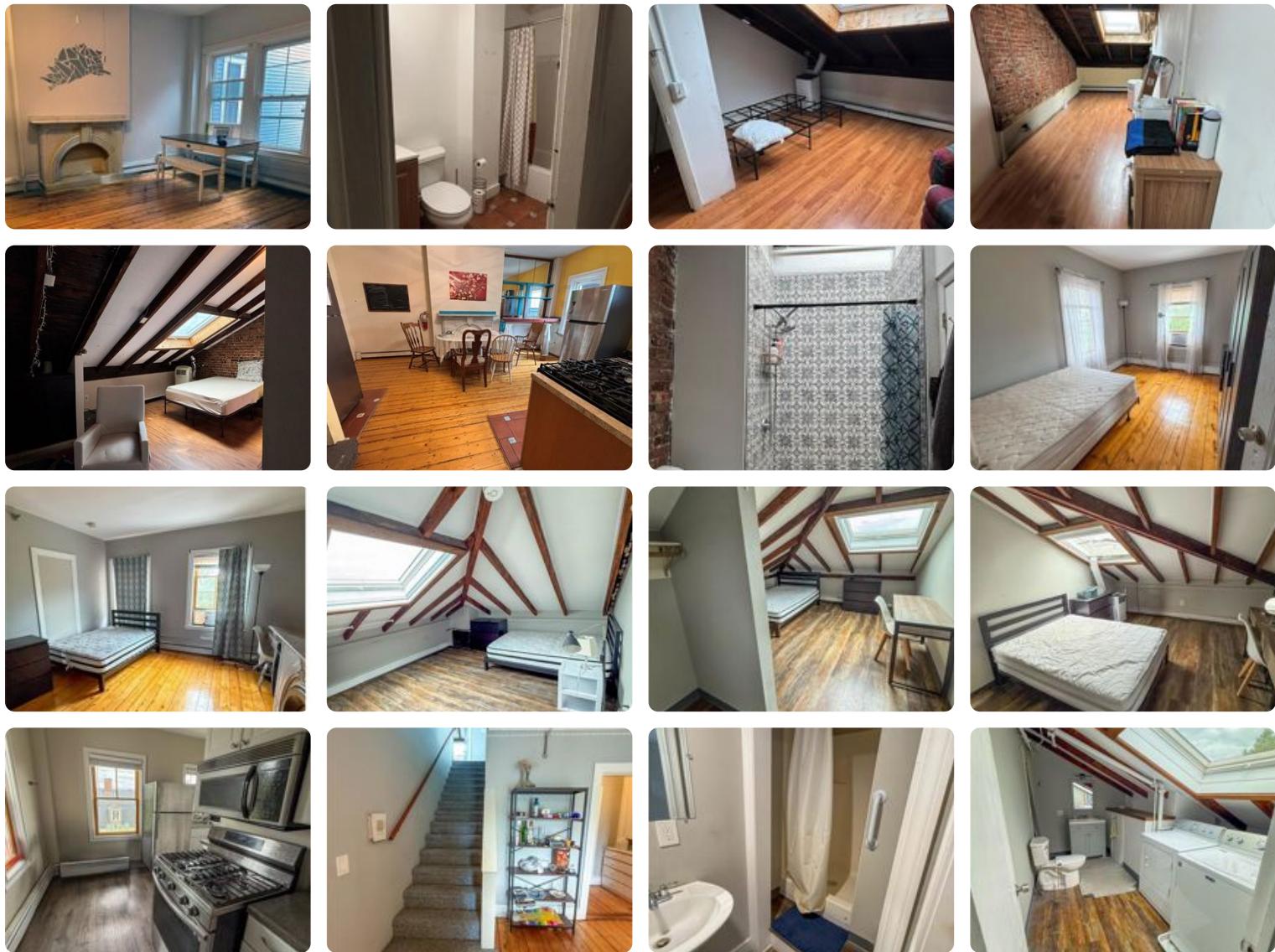
# Photos

## Listing Photos

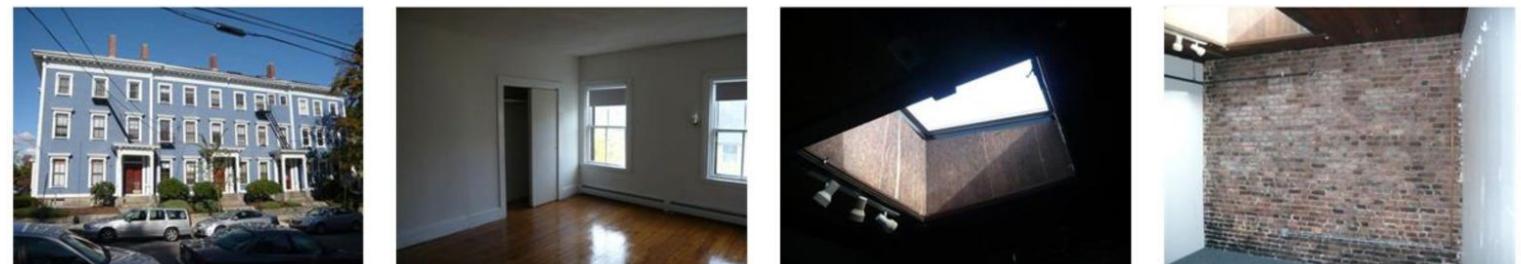


# Photos

## Listing Photos

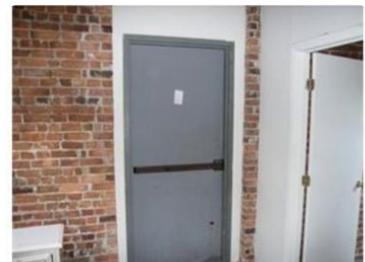


## Historical Photos



# 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

Keller Williams Elite 774-219-4910  
[pilar@kw.com](mailto:pilar@kw.com)

# 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

\$477K

\$1.43M

AVM Confidence



AVM Month Change

 \$39,000

AVM Year Change

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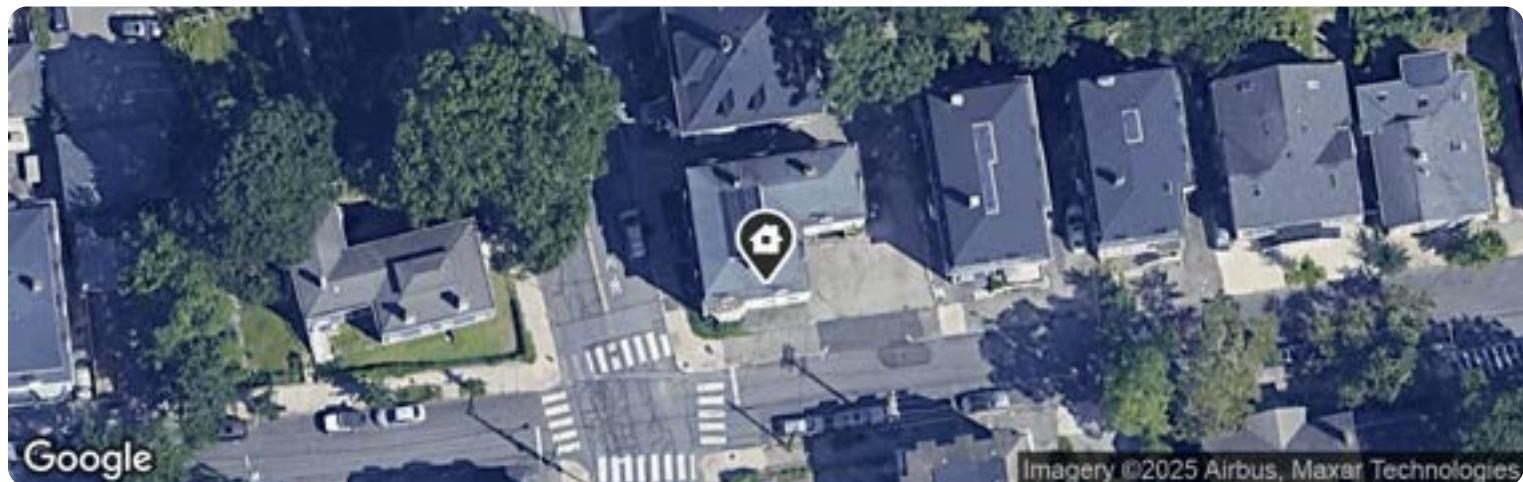
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## Off Market / Public Record · Sold Date: 7/3/2001, Public Record

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

\$1.26M      \$1.77M

AVM Confidence



AVM Month Change

↑ \$12,000

AVM Year Change

↑ 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)



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