



## 73 Empire St

73 Empire St, Providence, RI 02903



**Pete Dufresne**

Spectrum Real Estate Consultants / Keller Williams  
14 Breakneck Hill Rd Suite 101 ,Lincoln, RI 02865  
[pete@spectrumrec.com](mailto:pete@spectrumrec.com)  
(401) 480-8990



## 73 Empire St

\$1,950,000

Opportunity knocks for you at this highly trafficked corner of Empire St and Westminster St. 1st floor is occupied by 3 tenants: restaurant, bar/restaurant and an "Escape Room". The 2nd floor is a blank canvas ready for your new vision. This building totals 9720 sqft of above grade space plus almost 5000 sqft in the basement. Located just steps from the Dunkin Donuts Center, historic Federal Hill, PPAC, and walking distance to world-class dining, shopping, and amenities. The spaces feature central air and natural gas heat. This property is within an Opportunity Zone, with significant upside potential. Don't hesitate to secure your future in Downtown Providence...

- Downtown Providence

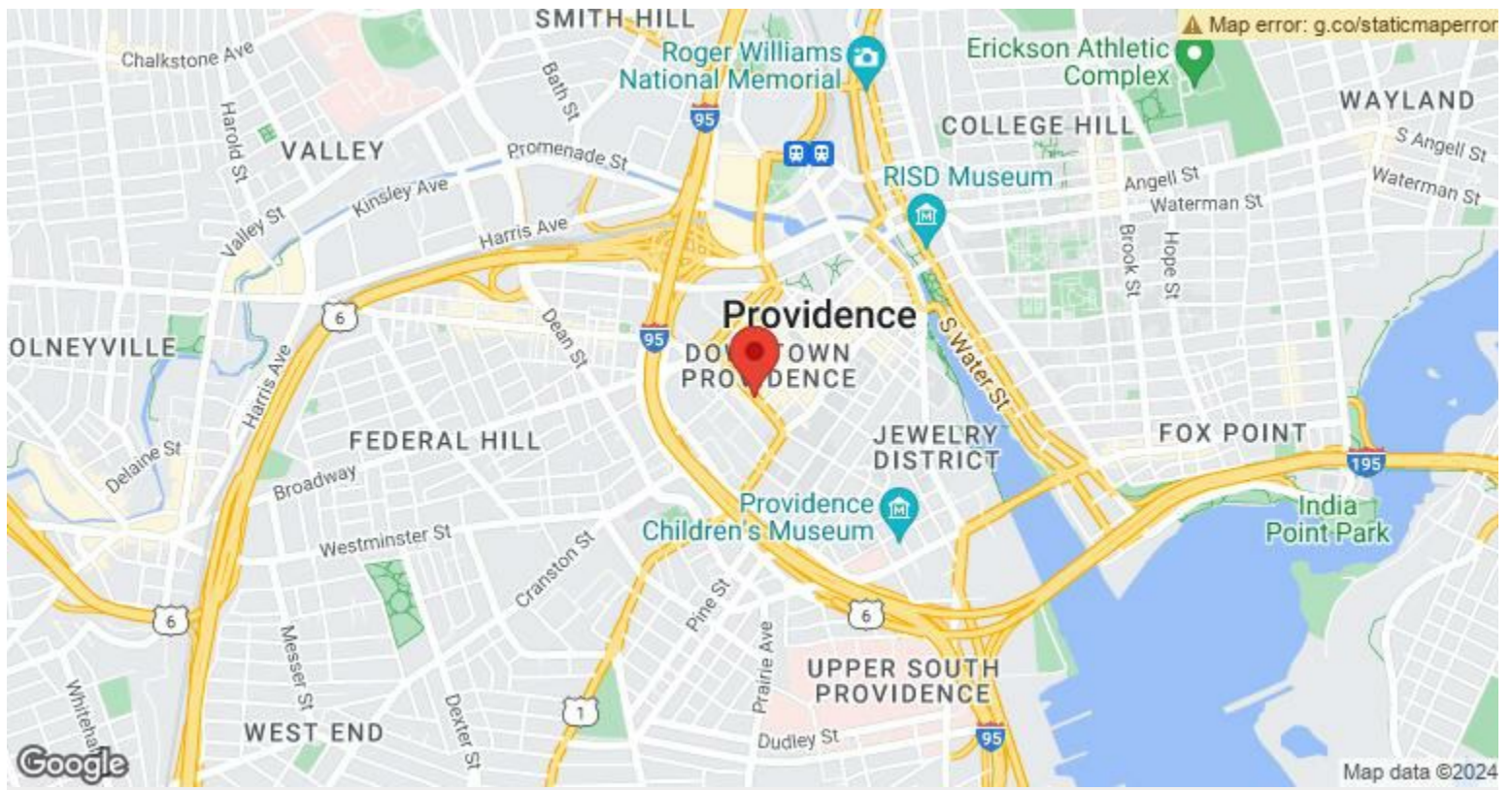
Price:	\$1,950,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.12 AC
Gross Leasable Area:	9,720 SF
No. Stories:	2
Year Built:	1900
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Zoning Description:	D-1-120
APN / Parcel ID:	PROV-000025-000000-000310
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	77 (Excellent Transit)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Black Sheep	-	
Cafe La France Inc	-	
Escape Room	-	



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