

**CUSHMAN &
WAKEFIELD**

HAYES & SHERRY

205 Ives Street, Providence, RI

LOCATION

205 Ives Street is a well-located property on Providence's desirable East Side, near the vibrant Fox Point and Wayland Square neighborhoods. Known for its charming streets, local cafés, boutique shops, and popular restaurants, the area offers residents a lively and welcoming neighborhood atmosphere with a wide variety of dining, shopping, and entertainment options nearby. The property is minutes from Downtown Providence and close to Brown University, RISD, and India Point Park, providing convenient access to employment centers, cultural attractions, waterfront recreation, and public transit.

ASKING PRICE

\$875,000

PROPERTY HIGHLIGHTS

- ± 1,760 SF Building size
- 2 Stories
- Two units
- Unit 1: 4 beds 2 baths
- Unit 2: 3 beds 2 baths
- Fully renovated in 2023
- Easy access to I-195

NEIGHBORS

Trader Joe's, Whole Foods, Starbucks, Dunkin', Santander, Bank of America, Citizens Bank, Providence Place, RISD, Brown University

TRAFFIC COUNTS

Gano Street & Wickenden & Street: 19,322 VPD
(.13 Mi from site)

Wickenden Street & South Water: 24,371 VPD
(.15 Mi from site)

EAST SIDE INVESTMENT OPPORTUNITY



For more information, please contact:

Derek Brazeau
Broker
401 273 2052
dbrazeau@hayessherry.com

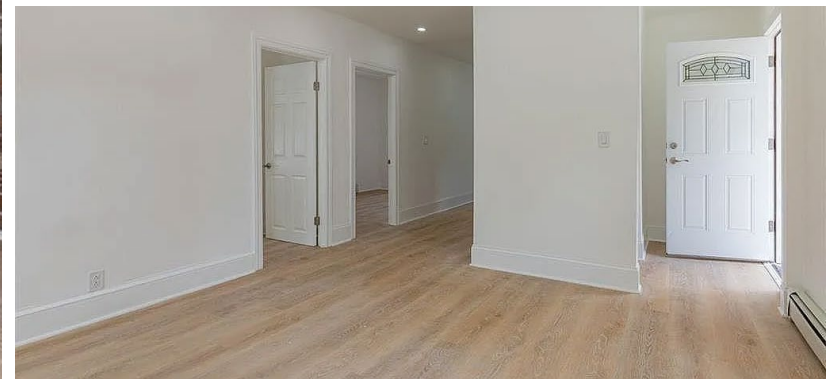
146 Westminster Street, 2nd floor
Providence, RI 02903
phone: 401 273 1980
www.hayessherry.com



CUSHMAN &
WAKEFIELD

HAYES & SHERRY

205 IVES STREET, PROVIDENCE, RI



205 Ives Street, Providence, RI

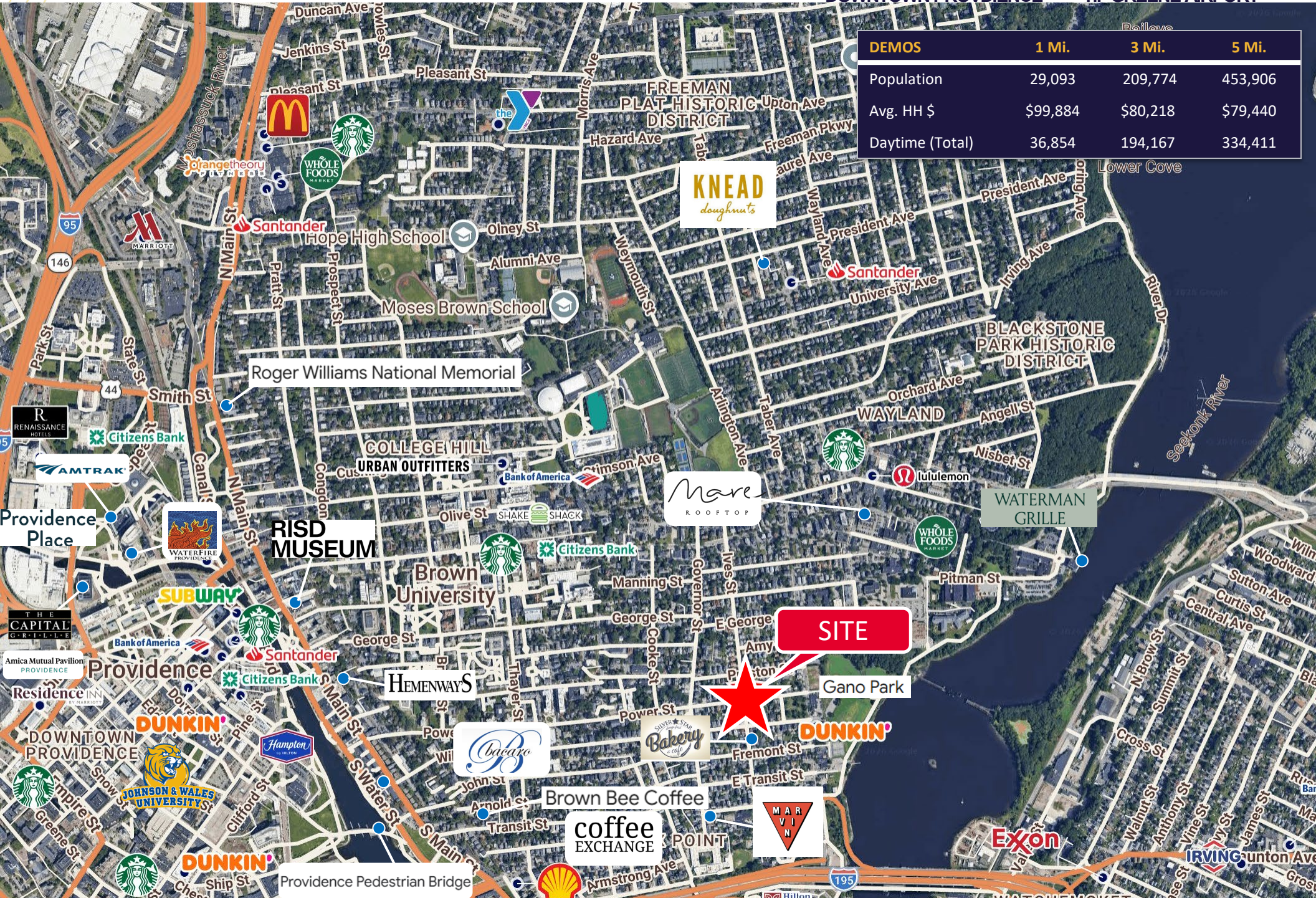


6 MINUTES
DOWNTOWN PROVIDENCE



11 MINUTES
T.F GREENE AIRPORT

DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	29,093	209,774	453,906
Avg. HH \$	\$99,884	\$80,218	\$79,440
Daytime (Total)	36,854	194,167	334,411



205 IVES STREET

Providence, Rhode Island

CONTACT INFORMATION

Derek Brazeau

Broker

dbrazeau@hayessherry.com

401 273 2052

HAYESSHERRY.COM



HAYES & SHERRY

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.