

2-4 Units Multi Family - MLS # 1422724 - Active**45 49-51 Trenton Street, Providence, RI 02906**Nbrhood: **Fox Point**RE Taxes/Yr: **\$20,679 / 2025**Exempt Inc: **No**Assessment: **\$1,477,100**

Asso Fee/Per:

Year Built: **1930**# of Units: **4**Type: **Up/Down**List Price: **\$1,495,000**Original LP: **\$1,495,000**Price/GBASqFt: **\$481.48**DOM: **1**

Fire Dist Tax:

Public Rems:

Exceptional investment opportunity in the highly desirable Fox Point neighborhood! This unique property features 2 well-maintained two-family homes plus an additional 5,000 sq. ft. lot which includes an oversized 2 car garage plus 8+ off-street parking spaces. Each unit has separately metered utilities plus individual gas heating systems, newer vinyl flooring, updated kitchens, and access to shared coin-operated laundry. Two units are spacious townhouse style - one with 1 1/2 baths - and all units are well maintained. The property is situated within walking distance to India Point Park, shops, restaurants & cafes plus minutes from Brown University, RISD, hospitals and highway access.

General Information

Under Construction: No	Leased Land: No	Short Sale: No	Cert Legal Use: Yes
Subsidized Housing: No	REO Bank Owned: No	Zoning: No	RE Lic Owner: No Incl Aprv ADU: No
Elevation Cert: No	Loma: No	Time Share: No	Historic: Unknown

Bsmt Rooms: Bldg Area Src: **Public Records** Gross Bldg Area: **3,105**

Basement Type: **Full**
 Basement Access: **Interior Only**
 Basement Finish: **Unfinished**
 Bath Desc: **Tub & Shower**
 Walls: **Plaster**
 Equipment: **Oven/Range, Refrigerator**
 Finished Floor: **Laminate, Wall to Wall Carpet**
 Interior: **Stairs**
 Laundry: **In Building**

Unit Type	Rooms	Bedrooms	Full Baths	Half Baths	Liv SqFt	Rent	Occupancy	Description
Unit1	3	1	1	0	635	\$1,475	Third Party no lease	
Unit2	6	4	1	1	821	\$1,950	Third Party w/lease	Lease ends 5/31/2027
Unit3	4	2	1	0	828	\$1,750	Third Party w/lease	Lease ends 7/31/2027
Unit4	6	4	1	0	821	\$2,200	Third Party w/lease	Lease ends 5/31/2027
Totals	19	11	4	1	3,105	\$7,375		

Financial

Owner Annual Income: **\$7,375** Owner Annual Expenses: **\$49,000**
 Other Monthly Rents: **\$7,375** PL Statement: **No**

Building / Site / Utilities

Assessor Lot: 480,482,597	Assessor Block:	Assessor Plat: 17
Ungrd Tank Size: Unknown	Apx Lot SqFt: 10,000	Lot Frontage:
Ungrd Tank Type: Unknown	Site Acres: 0.23	Insulation: Unknown
Foundation Type: Stone	Fndtn L x W:	
Total Prk Spaces: 10	Non-Garage Spcs 8	# Levels: 2
Garage / Desc: 2, Detached		# Bldg: 2
Lot Description: Extra Lot		
Fireplaces: 0		
Electric: Circuit Breaker		
Exterior: Vinyl Siding		
Water Supply: Connected		
Sewer: Connected		
# Heat Systems: 4	Plumbing: Mixed	
Heating System: Forced Water	Heat Paid By: Tenant	
Heating Fuel: Gas	Cooling: None	
Near: Bus, Commuter Bus, Highway Access, Hospital, Interstate, Public School, Restaurants, Schools, Shopping	Hot Water: Gas, Individual	

Energy Efficiency/Sustainability FeaturesConstruction: **No****Listing / Agent - Office Information**

Def Show: **No**
Show Instruct: **Need a minimum of 48+ hours notice for appointments - all units are currently occupied.**
List Agent: **[18904](#)**
LA Name: **Cheryl Henshall**
List Office: **[JCRG](#)**
LO Name: **J. Christopher Real Estate Grp**
Attribution Contact:
List Date: **09/08/2026**
Entry Only: **No**
Lock Box: **None**
Expire Date: **03/15/2027**
Limited Service: **No**
Lock Box Serial:
Under Contract:
Sign on Prop: **No**
Occupancy: **Negotiable**
Listing Contract: **Exclusive Right to Sell**

Syndication

Internet Display:	Yes	Address Display:	Yes	Send to List Hub:	Yes
IDX:	Yes	IDX Address Display:	Yes	Allow AVM:	Yes
Realtor.com:	Yes	RI Living.com:	Yes	Allow Comments:	Yes

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Agent Full