



# 69 & 87 SPRING STREET



## For Sale

69 & 87 Spring Street, Newport, RI 02840

SALE PRICE:  
\$3,950,000

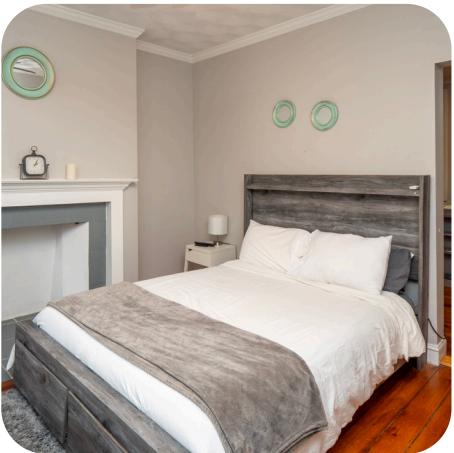
### **Two exceptional investment properties in the heart of Newport's tourist district.**

This offering includes two buildings, totaling 8 units on desirable Spring Street. The property at 69 Spring Street features a driveway with 4 dedicated parking spaces—a rare and valuable amenity in this high-demand location. These properties also

feature city-licensed Airbnb units, and 2 established year-round residential tenants. Located steps from Newport's renowned waterfront, historic attractions, dining, and shopping, these properties benefit from the area's consistent tourism draw and thriving local economy. The licensed short-term rental units are turnkey and ready to continue generating revenue, while the long-term tenants provide

reliable baseline income. Whether you're looking to expand your investment portfolio or establish a presence in Downtown Newport, this is a rare opportunity to secure prime real estate in an irreplaceable location.

# KIRBY & KIRBY

**SALE PRICE:**

\$3,950,000

**BUILDING SIZE:**

69 Spring: 2,823 SqFt

87 Spring: 2,921 SqFt

**BEDROOMS:**

69 Spring: 6

87 Spring: 7

**BATHROOMS:**

4 full bathrooms per property,

1 bathroom per unit

**WATER:**

Publicly Connected

**SEWER:**

Publicly Connected

**69 SPRING INCOME:**

2024: \$137,000

2025 / Projected: \$199,000

**87 SPRING INCOME:**

2024: \$162,000

2025 / Projected: \$203,600

**PROPERTY TYPE:**

Residential apartments

**NUMBER OF UNITS:**

69 Spring: 4 units | 3 short term rental, 1 year round tenant

87 Spring: 4 units | 3 short term rental, 1 year round tenant

**PARKING:**

69 Spring: 4 parking spots

87 Spring: no off-street parking

**ZONING:**

GB | General Business

**YEAR BUILT:**

1898

**PLAT / LOT:**

24 / 26 & 24 / 75

**FRONTAGE:**

Located on Spring Street in downtown Newport

**ASSESSMENT:**

Total: \$1,892,400