



69 & 87 SPRING STREET



For Sale

SALE PRICE:
\$3,950,000

69 & 87 Spring Street, Newport, RI 02840

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

✉ hello@kirbykirby.com

☎ 401-324-0048

**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:

Publicity 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