

# W WELLINGTON

RESORT • NEWPORT • RHODE ISLAND

FOR SALE | 52-KEY HOTEL | CONDO CONVERSION OPPORTUNITY





# Executive Summary

Boston Realty Advisors is pleased to present the opportunity to acquire The Wellington Resort, a premier waterfront hotel located in Newport, Rhode Island. The 5.27-acre property includes 52 units across three buildings, a club house, and 208 parking spaces. The Wellington offers unmatched resort-style living with exceptional amenities, including indoor and outdoor swimming pools, a fitness center, tennis courts, and direct marina access. Every suite features two bedrooms and two bathrooms, private balconies overlooking Newport Harbor, fully equipped kitchens, and spacious living areas.

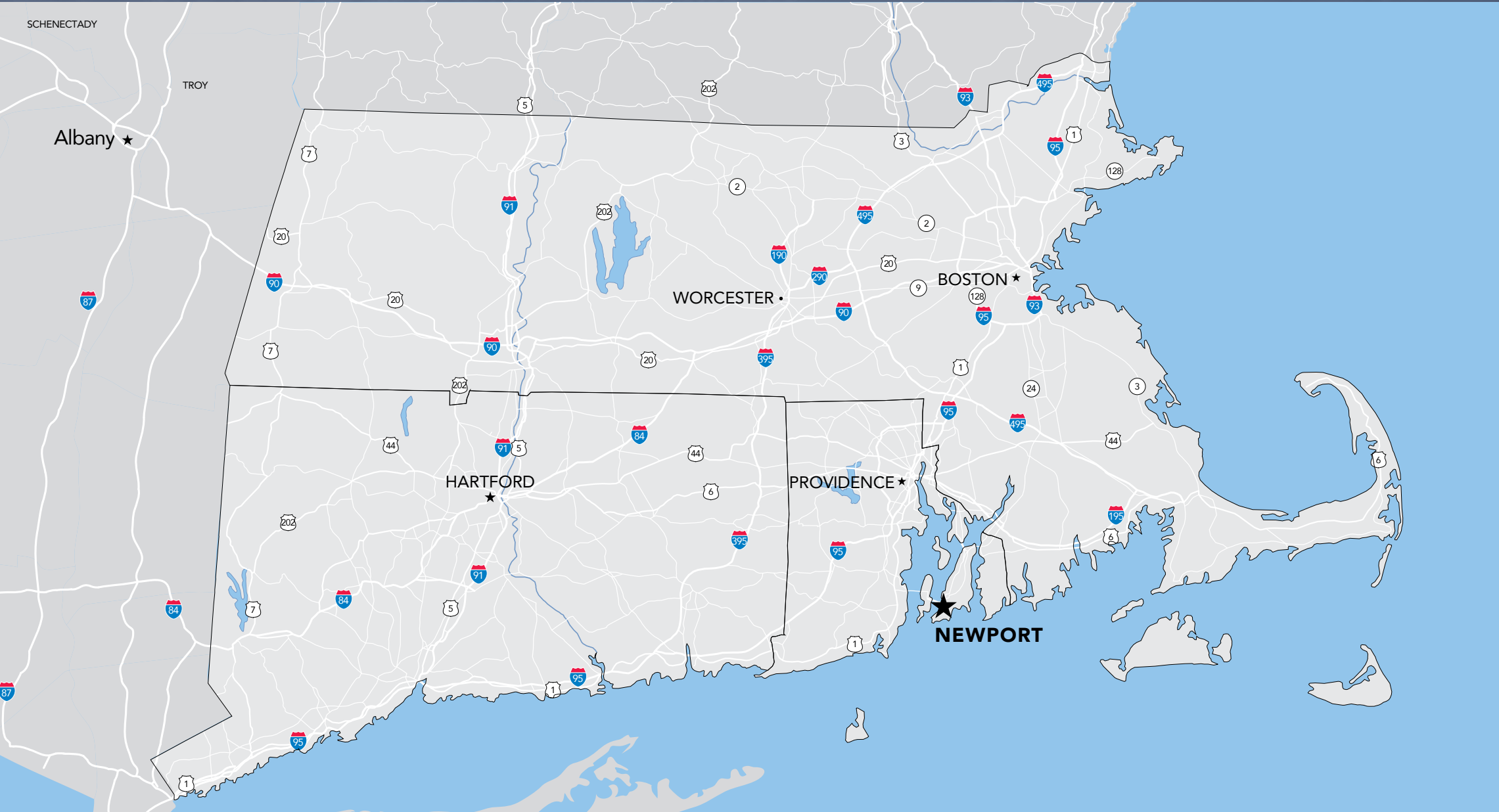
Newport is the leading US market for second homes, with a surge in luxury transactions since 2023. The Wellington Resort is perfectly positioned to meet this insatiable demand with a phased conversion to condominiums or a repositioning to a condo hotel, offering residents a full-service vacation property. Given its exclusive downtown location, direct water access, and large-format units, The Wellington is a one-of-a-kind asset ideally situated to meet this demand.

Newport, Rhode Island stands as one of the Northeast's most iconic coastal destinations, attracting a wealthy and sophisticated crowd year after year. Known for its storied Gilded Age mansions, vibrant sailing culture, and world-class dining and shopping, Newport has long been a premier retreat for affluent vacationers from around the Northeast. The city hosts internationally recognized events such as the Newport Jazz and Folk Festivals and America's Cup sailing competitions, further cementing its reputation as a hub for luxury leisure and culture. With its combination of historic charm, pristine coastline, and a robust high-net-worth visitor base, Newport offers a uniquely resilient and desirable market for both hospitality and luxury residential demand.





# Regional Map



PRIMED  
**Condo**  
CONVERSION  
OPPORTUNITY

EXCLUSIVE  
DOWNTOWN  
**Newport**  
LOCATION

**Amenity-Rich**  
SITE WITH  
AMPLE PARKING

SUPPLY CONSTRAINED  
**Submarket**

EXISTING HOTEL  
OPERATIONS FOR  
**Full-Service**  
VACATION  
OWNERSHIP

DIRECT  
**Waterfront**  
ACCESS





# Interior Photos





# Amenities





## Exterior Photos







## Location Overview

Newport, Rhode Island, situated along the southern coast of Aquidneck Island, blends rich history, coastal beauty, and vibrant cultural life. Covering just over 11 square miles, the city is framed by Narragansett Bay and the Atlantic Ocean, offering stunning waterfront vistas and a quintessential New England seaside charm. Known as “America’s First Resort,” Newport has long attracted visitors with its Gilded Age mansions, historic architecture, and world-renowned sailing culture. Its combination of oceanfront scenery, historic character, and cosmopolitan energy makes it one of the Northeast’s most distinctive and desirable destinations.

At the heart of the city, Thames Street and the surrounding harbor front serve as Newport’s bustling core, lined with boutique shops, art galleries, acclaimed restaurants, and lively waterfront bars. A major highlight is the Cliff Walk, a 3.5-mile coastal trail that winds past dramatic ocean views and Newport’s iconic mansion row. The city also hosts prestigious events such as the Newport Jazz and Folk Festivals, the International Boat Show, and world-class regattas, drawing a sophisticated crowd year after year.

Newport is exceptionally well connected for both regional and national visitors. Located just 30 miles from Providence and 70 miles from Boston, the city is accessible via major highways such as I-95 and Route 24, while TF Green International Airport is less than 30 miles away. For those arriving by sea, Newport Harbor accommodates private yachts and cruise ships alike, reinforcing its reputation as a luxury destination. With its blend of coastal charm, cultural vibrancy, and accessibility, Newport continues to stand out as a premier market for tourism, leisure, and second-home ownership.



# Attractions



CLIFF WALK

The Newport Cliff Walk is a 3.5-mile scenic trail along the Atlantic coastline, combining breathtaking ocean views with direct access to Newport’s iconic Gilded Age mansions.



NEWPORT MANSIONS

Newport is home to architectural landmarks such as The Breakers, Marble House, and Rosecliff which showcase the opulence of Americas Gilded Age and remain among the most visited historic sites in New England.



THAMES STREET AND WATERFRONT DISTRICT

This area is the heart of Newport’s shopping, dining, and nightlife scene, featuring boutique shops, art galleries, acclaimed restaurants, and vibrant harbor front bars.



NEWPORT HARBOR AND SAILING CULTURE

Newport is a global sailing hub that has hosted Americas Cup races and continues to attract yachting enthusiasts, private vessels, and luxury charters from around the world.



INTERNATIONAL TENNIS HALL OF FAME

This historic venue celebrates the greatest sports players, with museum exhibits and grass courts open to the public.



NEWPORT INTERNATIONAL BOAT SHOW

Newport is host to one of the country’s largest and most prestigious in-water boat shows, showcasing luxury yachts and marine innovation each fall.



BEACHES AND COASTAL ESCAPES

From the family-friendly Easton’s Beach (First Beach) to the surf-friendly Second and Third Beaches, Newport’s coastline offers something for every beachgoer.



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