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212 WATER STREET & 85 OCEAN AVENUE  
BLOCK ISLAND, RHODE ISLAND





# PRIME WATERFRONT LOCATION, MOMENTS FROM FERRY LANDING

- Renovated boutique guest accommodations offering contemporary comfort and shared amenities, designed with the inspiration of yachting lifestyle and European living.
- Bunk Mates suite: sleeps up to six guests with four queen beds, deck access and bar lounge area — ideal for families or groups.
- Captain's Quarters suite: premium accommodation with a king bed, private bath and espresso bar — perfect for a luxe escape.
- Prime waterfront location at 212 Water Street, just moments from the ferry landing and the island's top restaurants, shops and harbor-front activity.
- On-site sophisticated dining concepts including One BI Steak & Oyster House and the Block Island Clam Cake Company — creating integrated hospitality revenue streams.
- A compelling investment with multiple income sources: lodging, dining, events. Excellent for an owner-operator seeking a turnkey, elevated destination property.





## 2 TURNKEYS PROPERTIES INCLUDED IN OFFERING:

### 212 WATER STREET: 6986 SF

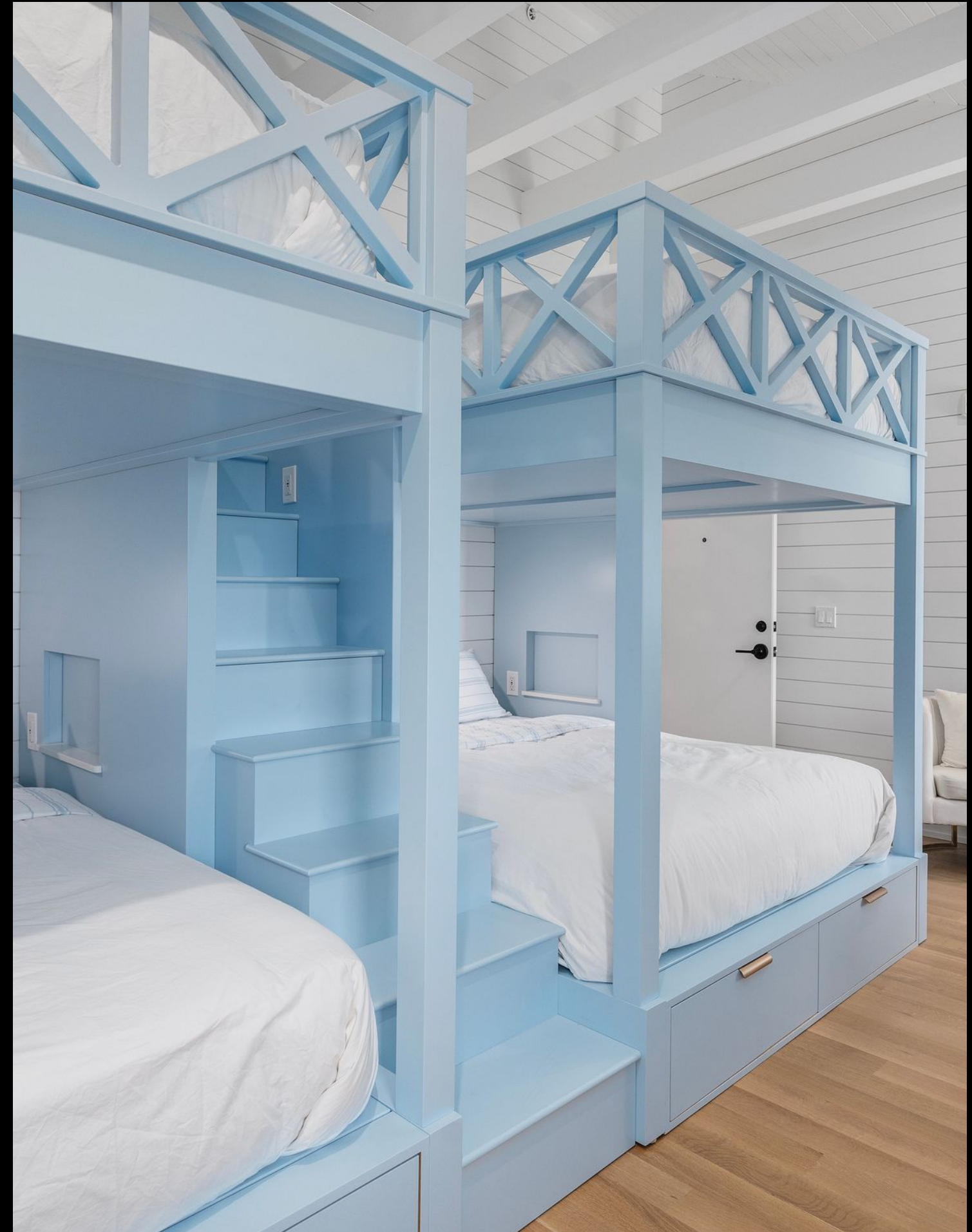
Three Levels | Turnkey Restaurant | 6 Room Inn-The Bunk Room | Two Tenants with Possibility of expanding to 4-5 rentable spaces | Over 3200 Square Feet of Decks with Views of Old Harbor.

### 85 OCEAN AVENUE: 4,488 SF

Fully Renovated Inn | Perfect for Employee Housing | Includes separate apartment | Expansion possible.

### EQUIPMENT: INCLUDED

All Equipment to operate restaurant, bunk house, and employee housing included in sale of property.

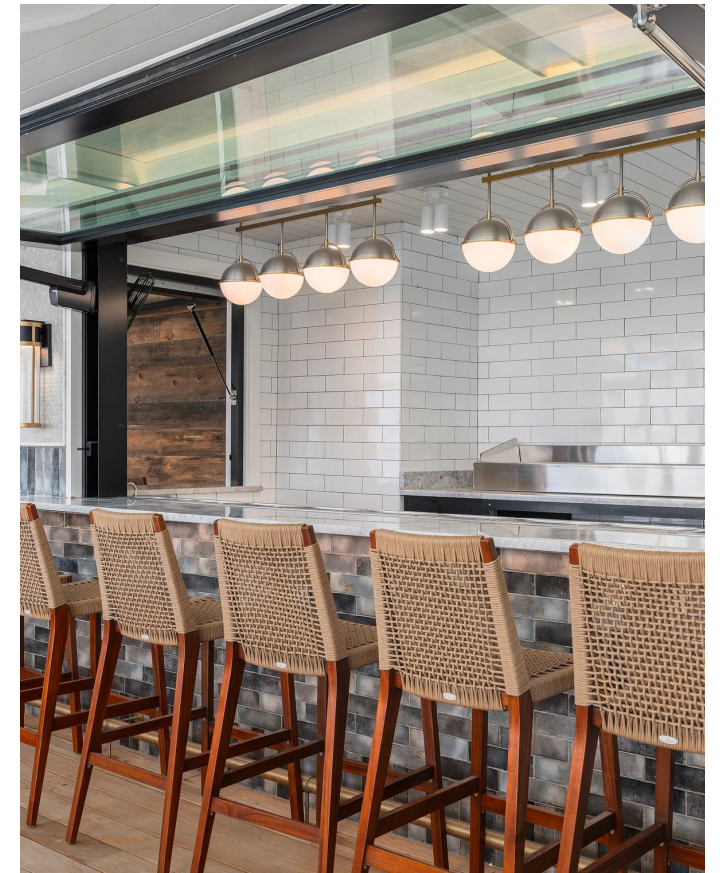






# INVESTORS TAKE NOTE

Don't miss the opportunity to own a signature hospitality asset on Block Island — where modern coastal living meets elevated dining and lodging experiences. Contact us today for full financials, build-out history and occupancy metrics.



YOUR GATEWAY TO A MODERN COASTAL LIFESTYLE. THE 212 IS BLOCK ISLAND'S HUB FOR ELEVATED STYLE AND UNFORGETTABLE EXPERIENCES—

Fully re-imagined with a blend of boutique lodging, dining, and events in the heart of the Old Harbor district. In a market where waterfront hospitality inventory is scarce, The 212 offers a rare combination of premium lodging + dining in one landmark building.

