

\$1,155,000 - 2 Pond Ave, Newport

MLS® #1261878

\$1,155,000

4 Bedroom, 3.00 Bathroom, 5,224 sqft
Residential Income on 0 Acres

Broadway, Newport, RI

Landmark building in bustling downtown Broadway neighborhood, on the market for the first time in twenty years. Adjacent to Equality Park, this mixed use building contains Nitro Brew Bar as the first floor tenant - one of the busiest coffee shops in town and two loft style apartments. This is as turnkey as an investment property that you'll find in town. Long history of strong rentals in the two apartments above, zoned General Business offering additional opportunity. Meticulously maintained from the basement to the rooftop with updated siding, mini-splits installed for each unit, newer rubber roof and windows. This is a rare opportunity to own such an iconic piece of real estate in Newport's booming Broadway District.



Built in 1900

Essential Information

MLS® #	1261878
Price	\$1,155,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	5,224
Square Footage	2337.00
Acres	0.05
Year Built	1900

Type	Residential Income
Sub-Type	Multi Family
Style	Other
Status	Sold

Community Information

Address	2 Pond Ave
Subdivision	Broadway
City	Newport
County	Newport
State	RI
Zip Code	02840

Amenities

Utilities	Sewer Connected, Water Connected
Features	Corner Lot
Parking Spaces	4
Parking	No Garage
Garages	No Garage

Interior

Interior	Ceramic Tile, Hardwood
Interior Features	Attic, Tub Shower, Cable TV
Appliances	Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Range, Refrigerator, Range Hood, Washer
Heating	Baseboard, Gas, Hot Water
Cooling	Central Air, Heat Pump
Has Basement	Yes
Basement	Full, Interior Entry, Unfinished
Fireplace	Yes
Fireplaces	None
# of Stories	3

Exterior

Exterior	Drywall, Brick, Masonry, Shingle Siding
Exterior Features	Paved Driveway
Lot Description	Corner Lot
Construction	Drywall, Brick, Masonry, Shingle Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 19th, 2020
Days on Market	56
Zoning	GB
HOA Fees	0.00

Listing Details

Listing Office Hogan Associates



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