

38 Pelham St, Newport, RI

3,836± sf. Historic Guest House Under Renovation
On .17± Acres with Enclosed Patio & Off-street Parking



Close to shopping, restaurants, hotels, harbor & attractions in one of New England's top summer resort destinations famous for Gilded Age mansions, tennis, golf, beaches & a rich maritime history. 33± mi from Providence, 20± mi from Fall River & an easy trip from Boston & NYC.

AUCTION: Friday, August 9, 2024 at 11am On-site

BOUNDARIES APPROXIMATE © Pictometry.com

JJ Manning
AUCTIONEERS

JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675

RI# REB.0018924
BRO 1801
REF 24-2068



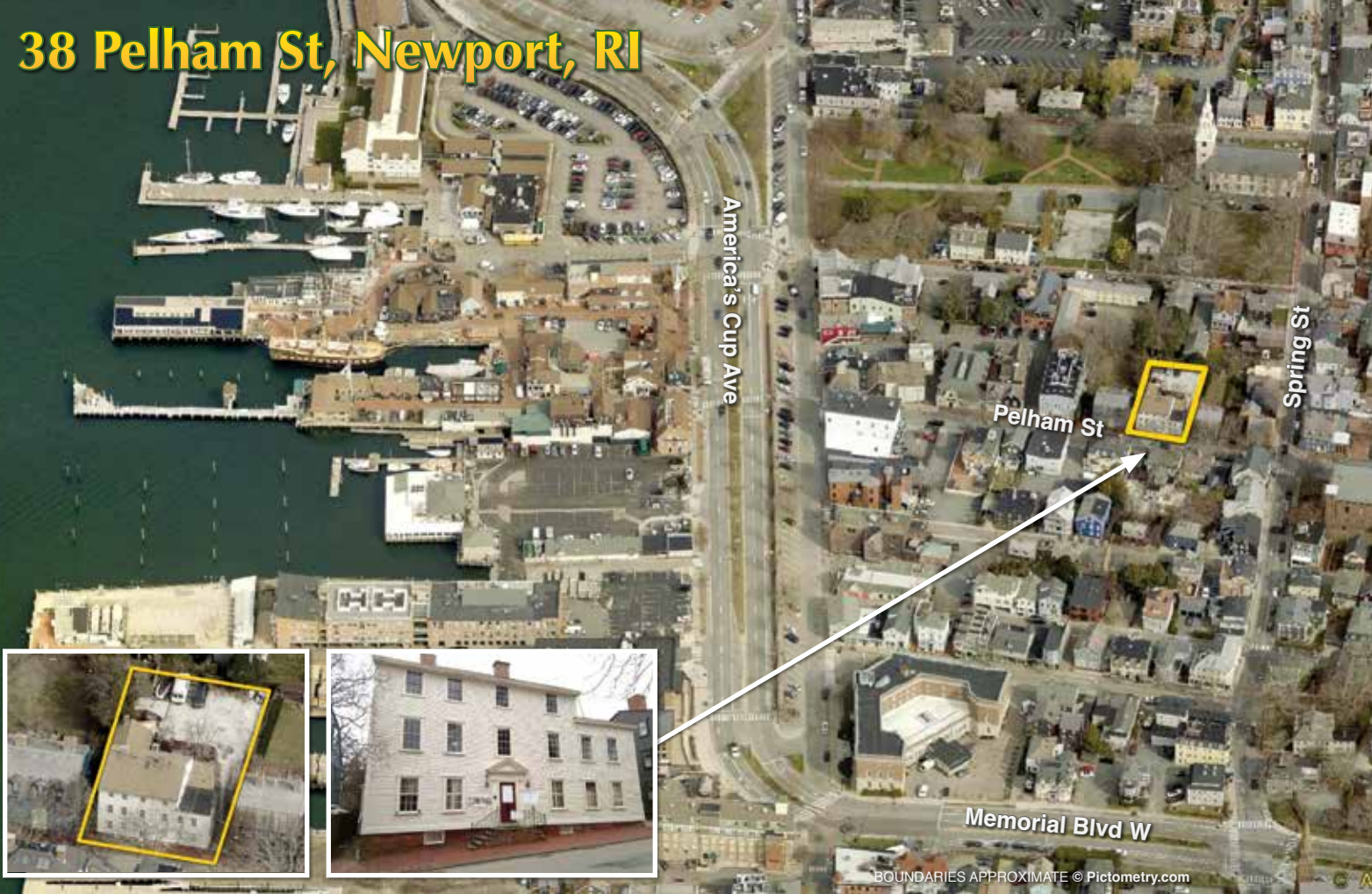
Terms of Sale:

\$50,000 deposit in certified or bank check at this Mortgagee's Foreclosure auction. Balance in 30 days. 5% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection.

Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Buyer's Broker Terms: Up to 2% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

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Built for John Gidley in 1744, by 1850 the property was in use as the "Pelham Street House" hotel with a variety of hospitality & multi-unit rental uses thereafter. While in use as 4± rental units, there was a 3rd story water supply leak in July of 2021 which led to emergency mitigation gutting of the interior down to the studs.

The property is under renovation with the intent to create 10-unit short-term rental units comprised of (8) 1BR/1BA guest rooms, (2) 2BR/2BA suites & common areas within the existing footprint, retaining the parking lot & patio. GB zoning allows for a variety of additional uses including residential, home occupation & professional offices as permitted.

Zoning: GB – General Business, Historic Hill District, in National Historic Landmark District

Site: .17± ac (7,240± sf) with 528± sf fenced patio & unpaved gravel parking lot

Frontage: 67± ft

Design: 1-3 story Georgian post & beam house with numerous additions over time on masonry/stone/concrete foundations

Gross Buidling Area: 7,260± sf per Assessor

Gross Living Area: 3,836± sf per Assessor

Basement: 1,709± sf unfinished per Assessor

Per Assessor: 4 units, 9 BR, 9 BA

Under Renovation To*: 10 Units, 12 BR, 12 BA

**Prospective buyers to conduct their own due diligence in regard to what is permissible by existing health, building & zoning codes*

Utilities To Site: City water & sewer, electric, gas, phone

Parcel ID: 24-259

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Property Information & Full Terms at:

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