

# \$4,750,000 - 10 Prosser Trl, Charlestown

MLS® #1343181

## \$4,750,000

0 Bedroom, 0.00 Bathroom, 14,474 sqft  
Commercial Sale on 4.44 Acres

Ninigret, Charlestown, RI

One-of-a-kind commercial/mix-use, The Wind Swept Inn, rests on a corner lot, 4.43 acres zoned C-3. Welcome to this exceptional opportunity with this 1940 motel by the ocean which offers 4 buildings and 21 guestrooms. Each room includes a bathroom with shower/tub and heat/air conditioning combinations, TVs, microwaves, and refrigerators some have balconies and kitchenettes. In addition to the guestrooms, there is a detached stone building with a blend of old-world charm, it features 2bd, 2 baths, a lovely stone fireplace along with a private owner's suite, and original architectural stone details. The main building features a restaurant that seats up to 100 (including the outdoor deck), a full kitchen, office/retail, a spacious basement available for storage or expansion, and a detached pub that seats 45. Located in the city center and by the ocean, on a scenic route 1A, with over 18,000 vehicles on average traveling daily and within minutes to Weekapaug, Misquamicut, and Watch Hill. Nature's beauty can be found next door at Ninigret National Wildlife Refuge and Burlingame State Park. Area of attractions include Charlestown Beach, Umbrella Factory, and Frosty Drew Observatory. A short ride to Newport, Providence, Foxwoods, Mohegan Sun, and everything else South County has to offer. The motel can be operational with the right owner, bring your vision, and make it "the" destination in Charlestown for special functions and/or premium stays. This is a



must-see.

Built in 1940

### Essential Information

MLS® #	1343181
Price	\$4,750,000
Bathrooms	0.00
Square Footage	14,474
Square Footage	193406
Acres	4.44
Year Built	1940
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

### Community Information

Address	10 Prosser Trl
Subdivision	Ninigret
City	Charlestown
County	Washington
State	RI
Zip Code	02813

### Amenities

Amenities	Restaurant
Utilities	Electricity Available, Natural Gas Not Available, Underground Utilities
Features	Corner Lot
Parking Spaces	30

### Interior

Heating	Baseboard, Heat Pump
Cooling	1 Unit
# of Stories	2
Has Basement	Yes
Basement	Full

### Exterior

Exterior	Brick, Frame, Masonry
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Lot Description	Corner Lot
Construction	Brick, Frame, Masonry
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 4th, 2023
Days on Market	299
Zoning	C-3

### **Listing Details**

Listed by: Siry Realty

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