

# \$4,450,000 - 234 Water St, Block Island

MLS® #1376252

## \$4,450,000

0 Bedroom, 0.00 Bathroom, 10,008 sqft  
Commercial Sale on 0.23 Acres

Old Harbor, Block Island, RI

Old Harbor is the center of Block Island's thriving tourism industry, known for its quaint streets, boutique shops, excellent dining, and proximity to the ferry. Located in the heart of Old Harbor, this mixed-use property presents a unique opportunity to own a piece of the island's vibrant community. Situated on a 10,000 sq ft lot with rare, dedicated parking, the property is designed for both function and convenience. The iconic main building includes three commercial units and three residential units, offering significant potential for investors. Built in 2000 in the historic Mansard style, the property blends modern amenities with architectural features that reflect the character of Block Island. Updates to the building include newer roof, windows, air conditioning, and decking. An additional 672 sq ft commercial outbuilding, originally built in 1900, adds further flexibility for various uses. Permitted uses by right include professional and business services, retail trade, restaurants, and physical fitness. Additional uses may be possible with a special use permit. Residential units can be offered for short-term or long-term rental or reserved for the owner's use. There is also potential for establishing a condominium ownership structure to maximize investment returns. With its prime location, sweeping harbor views, modern construction, and historical aesthetic, this property is well-suited to support a wide range of enterprises. Call for a showing today!



Built in 2001

### Essential Information

MLS® #	1376252
Price	\$4,450,000
Bathrooms	0.00
Square Footage	10,008
Square Footage	10000
Acres	0.23
Year Built	2001
Type	Commercial Sale
Sub-Type	Commercial
Status	Active

### Community Information

Address	234 Water St
Subdivision	Old Harbor
City	Block Island
County	Washington
State	RI
Zip Code	02807

### Amenities

Amenities	Restaurant
Utilities	Sewer Connected, Other, Electricity Available, Fiber Optic Available, Municipal Utilities, Natural Gas Connected, Water Connected
Parking Spaces	8
View	Water

### Interior

Heating	Baseboard, Zoned
Cooling	Central Air, Heat Pump
Basement	None

### Exterior

Exterior	Frame, Other
Construction	Frame, Other
Foundation	Slab

### Additional Information

Date Listed January 15th, 2025

Days on Market 100

Zoning OHC

### **Listing Details**

Listed by: Ballard Hall Sales Group

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Listing information last updated on May 23rd, 2025 at 10:46pm EDT