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## Rao of Hogan Assocs. sells 6,500 s/f “Fire Station No. 1” for \$3.05 million

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Fire Station No. 1, 25 Mill Street - Newport, RI

Newport, RI Hogan Associates sold 25 Mill St., a former firehouse in downtown, which is changing

hands for the first time in 30 years. The property sold for \$3.05 million. Tom Rao of Hogan Associates represented the buyer, and Michelle Drum and Kate Rooney of Gustave White Sotheby's represented the seller.

25 Mill St., known as "Fire Station No. 1" is a mixed-use property. It can be found on the National Register of Historic Properties. Features include original brass fire pole, 12' high ceilings, private roof deck, and a 65 foot lookout tower with views of the Newport Harbor.

Firehouse No. 1 was originally constructed in 1885 to house one of the first organized fire companies in the country. In 1991, local residents restored it and have maintained the property since. Now, modern amenities combine with historic charm, and 6,500 s/f of indoor and outdoor entertainment space.

"This buyer knew exactly what he wanted - a unique showstopper in Newport's Historic Hill neighborhood," said Rao. "'Fire Station No. 1' struck a chord with him immediately, and the deal came together in a matter of days. As a Historic Hill resident, I was thrilled to be involved in the transfer of this iconic property."

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