



### KINGSTON, CITY

79-83 Green, Kingston, NY, 12401

<https://stevehubbardrealestate.com>

**\$2,500,000**

This is your opportunity to invest in a 22-unit multi-family property in the Heart of Uptown Kingston. This income-producing building includes a combination of 1-bedroom, Studio, and Room Rentals with a Cap Rate exceeding 9%. Recent renovations include new flooring, Kitchenettes, Bathrooms, and Common areas. The building is comprised of 4 living levels, and there is a shared coin-operated laundry facility on the finished lower level. The exterior of the building is all brick offering low maintenance. This is an easy management building, tenants pay rent, and the owner supplies all the utilities. Small Rental units in Kingston are extremely desirable, the units are always rented with a very low vacancy. Approximately half of the units are single room occupancy with shared bathrooms.

**MLS #:** 20240634

**Listing Category:** Multi-family

**Year built:** 1945

**Lot:** 14

**Survey:**

**Zone:** T5n

**Acreage:** 0.24

**Age:** 61-100

**Number of Units:** 22

## EXTERIOR FEATURES

**Garage Type:**

**Lot Dimensions:** 85 X 125

**Garage Capacity:**

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** From Nys Thruway Traffic Circle Head South On Washington Avenue To Left Onto Lucas Avenue; Turn Right Onto Green Street To Main Street; Property Is On Corner Of Green And Main Streets.

## LISTED BY

**Office Name:** Berardi Realty

**Agent First Name:** Amy

**Agent 2 First Name:** Gregory

**Office 2 Name:** Berardi Realty

**Agent Last Name:** Hawks

**Agent 2 Last Name:** Berardi



CALL US NOW

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