



**\$825,000**



**KINGSTON, CITY**

730-732 Broadway, KINGSTON, NY, 12401

<https://stevehubbardrealestate.com>

**KINGSTON HERITAGE DISTRICT** – Turnkey mixed-use building in the vibrant Midtown Arts District offers a unique blend of a professional office on the main floor and a private living space on the entire second floor. The prime office space serves an established law firm with 2 generous-sized private offices, a well-appointed conference room with a brick accent wall, 3 workstations, bathroom and full dry basement. This beautifully maintained building is equipped with fiberoptic internet, all new LED lighting, new boiler, new mini-split HVAC in the upstairs living space (central air in the office) and new stainless steel hot water heater. The expansive parking lot adjacent to and behind the building extends right up to the building next door and is owned by the seller for his private use, accommodating up to 10 cars. The rear entrance is wheelchair accessible from the parking lot. The second floor apartment has its own private entrance and street number. With a loft-like vibe that combines luxury and convenience, this 2-bedroom apartment with separate den, eat in kitchen, expansive living room and ample storage offers the comfort of home amidst a bustling Kingston cityscape. The long-term residential tenant is vacating on April 30th and the contents featured in the photos will have been removed. This space could potentially provide an expansion option for the main floor business or could accommodate another business tenant with its separate access - OR a live-in retail business such as a boutique or coffee shop. A compelling opportunity for investors and business owners alike in this prime location within the dynamic Kingston real estate market. Showings: Mon-Fri – 5-8 pm and all day Sat and Sun. LA will accompany all showings. Office furnishings are available for purchase.

**MLS #:** 20240850

**Listing Category:** Commercial/industrial

**Acreage:** 0.14

**Age:** 100-200

**Lot/Site:** City

**Commercial Features:** Handicap Access, Security System, Storage Area

**Zone:** Com/res

**Area:** 3,557 sq ft

**Year built:** 1900

**Basement:** Full

**Business Name:** Shafran & Rock

## INTERIOR FEATURES

**Flooring:** Hardwood

**Additional Interior Features:** Office Sqft, Residential Sqft

**Cooling/Air Conditioning:** Central, Ductless Split Ac Units

UTILITIES

**Heat Source:** Baseboard, Forced Air  
**Hot Water:** Electric  
**Electricity:** 200 Amps

**Heating Fuel:** Natural Gas  
**Water:** Municipal  
**Sewer:** Municipal

EXTERIOR FEATURES

**Garage/Parking Extras:** Parking Spaces 6-10  
**Lot Features:** Parking Lot, Private  
**Lot Dimensions:** .14

**Construction:** Masonry  
**Road Frontage:** City Street

LOCATION DETAILS

**Area/Town:** Kingston, City  
**County:** Ulster County

**School District:** Kingston Consolidated  
**Directions:** Albany Avenue Roundabout To Broadway To #730

LISTED BY

**Office Name:** Bhhs Hudson Valley Prop-wdst  
**Agent 2 First Name:** Marilyn

**Agent Last Name:** Heir  
**Post Updated:** 2024-04-12 00:22:20



CALL US NOW

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