



**ULSTER-Town of**  
1059 Ulster Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$1,195,000**

This property checks so many boxes! It is located on one of the busiest roads in Ulster County in the Town of Ulster, right outside of Kingston. You will be surrounded by a variety of big box retail, restaurants, office, medical space, and all of the potential and excitement that the iPark 87 complex is sure to bring. Formerly Tires Plus Inc, this close to 10,000 sq foot space could be utilized in a similar way or redeveloped into the commercial scenario that best suits your entrepreneurial spirit. The former approximately 2,300 sq ft retail show room with 11'4" ceilings, offers large light filled windows that will allow your product to pop when customers pull into your parking lot. Currently there are six garage bays, five with 10' doors and one 12 ft door, 15'8" high ceilings and heated open space that could be finished for warehouse storage or converted a multitude of ways. The building also has useful office space and several more unheated areas just waiting to be finished however you envision. Forced air heat, central air, municipal water/sewer, three phase 400 amp electric, dry sprinkler system and the ability to hook into natural gas, gives you lots of flexibility with this fantastic location. Your business deserves to be in the middle of it all, so come create your own enterprising masterpiece!

**MLS ID:** 20230580

**Status Category:** Active

**Zone:** 36

**Year built:** 1970

**Other Rooms:** Office, Other/see Remarks

**Date added:** Added 11 months ago

## INTERIOR FEATURES

**Flooring:** Carpet, Concrete, Mixed

**Additional Interior Features:** Office Sqft, Warehouse Sqft, Retail Sqft, Total Sqft, Cooling, Ceiling Fan

## UTILITIES

**Heat Source:** Forced Air, Other/see Remarks, Natural Gas Available

**Hot Water:** Electric

**Electricity:** Three Phase, 400 Amps

**Listing Category:** Commercial/industrial

**Area, sq ft:** 9475 sq ft

**Acreage:** 0.53

**Age:** 41-60

**Commercial Features:** Display Window, Fire Alarm, Handicap Access, O/h Doors Electric, Overhead Sprinklers, Private Restrooms, Public Bathrooms, Security Light(s), Security System, Smoke Detectors, Storage Area, Doors Under 10ft

**Cooling/Air Conditioning:** Central

**Heating Fuel:** Oil

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Lot-paved, Off Street, Parking Spaces 20+

**Other Buildings:** Shed

**Road Frontage:** City Street, Paved

**Lot Dimensions:** 117x200

**Construction:** Masonry

**Lot Features:** Level, Parking Lot

**Additional Exterior Features:** Doors 10-15 Ft

**Lot/Site:** City, Freestanding, Other/see Remarks

## LOCATION DETAILS

**Area/Town:** Ulster-town Of

**County:** Ulster County

**School District:** Kingstonconsold

**Directions:** From Nys Thruway Exit 19 Kingston. Take 209/199 Towards Kingston Rhinecliff Bridge. Take Exit 9w South Kingston. 1059 Ulster Ave Is On Your Right.

## LISTED BY

**Office Name:** Rand Commercial

**Agent Last Name:** Kelly

**Agent First Name:** Philip



### Contact us

Phone:

(845) 246-3200  
Toll Free: (800) 664-5503  
Fax: (845) 246-3901

Email:

gristmill@gristmillrealestate.com

Address:

265 Main St, Saugerties, NY 12477

