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# \$789,000

Opportunity knocks on this cornerstone of Uptown Kingston! This mixed use building currently has three apartments and a large office space, but the potential for redevelopment is high! Its enviable location is at the corner of Clinton Ave. and John St, just one block from the old Senate House, and from the upcoming Kingstonian project, the very heart of the Historic Stockade District! Originally constructed as two Townhouses, side-by-side, a great deal of the beautiful woodwork still remains, in addition to a few gorgeous old stained glass windows from the 19th century! The genuine grace of this building, along with its off street parking, makes it a rare find in the Stockade District. Building is fully occupied with a very stable tenant base. Rents are far below market and updating will allow these to come to market. All new windows installed 2021. All porches restored 2022. Building painted 2022.

MLS ID: 20231945 Status Category: Active Zone: C-1 Year built: 1890 Basement: Full

### **INTERIOR FEATURES**

Flooring: Carpet, Hardwood

#### UTILITIES

Heat Source: Baseboard, Hot Water Hot Water: Gas Electricity: 750

### **EXTERIOR FEATURES**

Garage/Parking Extras: Lot-paved, Parking Spaces 6-10 Lot Features: Corner Lot Lot/Site: City Listing Category: Commercial/industrial Area, sq ft: 4623 sq ft Acreage: 0.41 Age: 100-200 Date added: Added 2 years ago

Cooling/Air Conditioning: Window Unit

Heating Fuel: Natural Gas Water: 1165, Municipal Sewer: Municipal

**Construction:** Frame/stick **Lot Dimensions:** 109x163

## LOCATION DETAILS

Area/Town: Kingston, City

School District: Kingston Consolidated

County: Ulster County

LISTED BY Office Name: Potter Realty Agent Last Name: Hauspurg

Agent First Name: Daniel



#### Contact us Phone:

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