



ULSTER-Town of
812 Ulster Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

\$1,900,000

Attention all Restaurateurs, Chefs, Caterers, & Venue Operators! A completely turn-key operation of large scale has become available, in a high traffic location. Christina's Restaurant at 812 Ulster Ave is now available, Real Estate & Operating Business. Lovingly operated by the current owners for 35 years, this is a rare opportunity. With nearly 35,000 vehicles passing by each day,(Source: UC Traffic Count by Municipality) the visibility of this location is Top Notch, and the parking is beyond ample, handling in excess of 60 cars! The first floor of this property is the Restaurant- seating 130 people in a barroom and 3 indoor dining rooms, with additional seating outdoors under fixed roof and tent, the ability to run private parties along with the restaurant is unparalleled. A grand entrance foyer provides plenty of space to greet and hold your guests. To the left, a 16 stool bar, with table seating for 28. This fully equipped bar features a dedicated walkin cooler for beer and wine, and easy access to server station. to the right is the Main Dining Room, seating 44, and two party rooms that can be set up as additional restaurant seating, or isolated into party rooms, each seating more than 30 people. Then there is the outdoor dining area, which can be set up for BBQ, dancing, dining, whatever the occasion calls for. The real operational centerpiece of this facility are the kitchens. The main service line offers an 18 foot hot line with 22 burners, 5 ovens, Grill, Flattop, and 2 fryers. Cold storage underneath the grill and flattop, and a separate, but adjacent cold station. Then there is the fully equipped prep kitchen, or catering kitchen, with both direct access to the loading zone for catering delivery, and direct access to bar, should you opt to run a bar menu and not interfere with your main dining. The loading area is very large, and set up so as deliveries do not interfere with kitchen operations. Ample cold storage in the large walkins, and ample dry storage both on the main floor, and additional in the basement. To round this all out, there are two apartments upstairs, a two bedroom and a one bedroom. All of this is fully operational, and will be transferred ready to use and fully equipped! Take advantage of this incredible, once in a blue moon opportunity!

MLS ID: 20232700

Status Category: Active

Zone: Com 1

Year built: 1900

Basement: Full

Business Name: Christinas

Date added: Added 1 year ago

Listing Category: Commercial/industrial

Area, sq ft: 8449 sq ft

Acreage: 1.1

Age: 61-100

Other Rooms: Office

Commercial Features: Fire Alarm, Fireplace(s), Handicap Access, Kitchen Facilites, Patio/decks, Private Restrooms, Security Light(s), Signs Owned, Smoke Detectors, Storage Area

INTERIOR FEATURES

Flooring: Ceramic, Mixed

Cooling/Air Conditioning: Central

UTILITIES

Heat Source: Hot Water

Hot Water: Gas

Electricity: *, Circuit Breakers, Three Phase, 200 Amps

Heating Fuel: Natural Gas

Water: 2600, Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage/Parking Extras: Lot-paved, Lot-striped, Parking Spaces 20+

Lot Features: Landscaped, Parking Lot

Lot Dimensions: 1.1

Construction: Frame/stick

Road Frontage: Paved

Lot/Site: City, Freestanding, Suburb

LOCATION DETAILS

Area/Town: Ulster-town Of

Elementary School: Chambers K-4

Directions: Albany Avenue Becomes Ulster Avenue, Property On Right, Turn Into Parking Lot By Christina's Sign

School District: Kingstonconsolid

County: Ulster County

LISTED BY

Office Name: Potter Realty

Agent Last Name: Potter

Agent First Name: Nan



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

