



KINGSTON, CITY
30 Foxhall Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

\$335,000

This centrally located mixed-use building is mere steps from 3 of the largest employers in Ulster County and already features its own trio of proven income producers: a spacious commercial unit on the ground floor and 2 apartments above. The ground-floor space, currently used as a textile artist's studio, features a big expanse of loft-like work space under an original tin ceiling, plus a full bathroom and convenient entry and egress from multiple doors. Upstairs, reached via a separate stairwell with its own exterior door, are a roomy one-bedroom apartment with full bath, plus another unusually large and sunny 2-level apartment featuring no less than 2 to 3 bedrooms, a full bath and dramatic cathedral ceilings. Situated at a high-traffic corner practically in the shadow of Kingston City Hall, Kingston High School, both the new and old Kingston Hospital campuses, and medical offices, the building now also adjoins a dedicated bike trail and a number of hip and popular new restaurants and retailers that are transforming the neighborhood. Ripe for its own reinvention, the building could be converted to residential use entirely, or preserved as a mix of residential and commercial, with the ground-floor space restored to its former glory as a windowed and welcoming 2-sided storefront. The building also includes a large backyard, an exterior fire escape, walkout basement, and ground-floor laundry room. Updates within the past 6-8 years include replacement windows, a new roof, new waste lines and one new electrical panel. Located at the heart of major employment and a burgeoning new retail and culinary scene -- and convenient to the Rondout waterfront, too -- this building offers a long list of great opportunities, for living, working, or pure investment.

MLS ID: 20232799

Status Category: Active

Area, sq ft: 3697 sq ft

Acreage: 0.11

Age: 61-100

Commercial Features: Display Window, Laundry Room, Private Restrooms

Listing Category: Commercial/industrial

Status Detail: 2

Zone: C-3

Year built: 1960

Basement: Full

Date added: Added 8 months ago

INTERIOR FEATURES

Flooring: Hardwood

UTILITIES

Heat Source: Baseboard, Hot Water

Hot Water: Electric, Gas

Electricity: 200 Amps

Heating Fuel: Natural Gas

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Construction: Frame/stick

Road Frontage: City Street

Lot Dimensions: .11 Acre

Lot Features: Corner Lot

Additional Exterior Features: Partially Fenced

Lot/Site: City

LOCATION DETAILS

Area/Town: Kingston, City

County: Ulster County

School District: Kingston Consolidated

Directions: From Exit 19 On The Nys Thruway, Take I-587 Then Broadway 2.8 Miles To Foxhall Avenue. Take Left On Foxhall And Proceed 480 Feet To Building, On Left, At Corner Of Foxhall And Hasbrouck.

LISTED BY

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