



Hudson Valley - Catskill Region MLS



**KINGSTON, CITY**  
261 Fair St, Kingston, NY 12401

<https://gristmillrealestate.com>

**\$1,050,000**

MIXED USE BUILDING IN UPTOWN KINGSTON. FIRST FLOOR OFFICE SPACE/SUITES. SECOND FLOOR 2-1 BEDROOM APARTMENTS. THIRD FLOOR 1-1 BEDROOM APARTMENT. FIRST FLOOR OFFICE SPACE ALL RENOVATED. SECOND FLOOR INCLUDES CONVERTED AND RENOVATED OFFICE SPACE TO 2 SEPARATE ONE BEDROOM APARTMENTS. OWNER PAYS FOR HEAT, HOT WATER, WATER/SEWER AND ELECTRIC ON FIRST FLOOR. TENANTS PAY CABLE. SECOND FLOOR AND THIRD FLOOR OWNER PAYS FOR HEAT, HOT WATER, AND WATER/SEWER. TENANTS PAY FOR ELECTRIC AND CABLE. APARTMENT TENANTS ON ONE YEAR LEASES. THE ANNUAL INCOME ESTIMATE IS \$96,120 - 4,806 (5% VACANCY) = \$91,314.

**MLS ID:** 20233239

**Status Category:** Active

**Zone:** O-2, Limited Of

**Year built:** 1955

**Basement:** Full

**Date added:** Added 8 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 4010 sq ft

**Acres:** 0.04

**Age:** 61-100

**Business Name:** Postupack Valuation Inc.

### INTERIOR FEATURES

**Flooring:** Mixed

**Cooling/Air Conditioning:** Wall Unit

### UTILITIES

**Heat Source:** Hot Water

**Hot Water:** Oil

**Electricity:** 935, Mixed

**Heating Fuel:** Oil

**Water:** 650, Municipal

### EXTERIOR FEATURES

**Road Frontage:** City Street

**Lot Dimensions:** 25x77

### LOCATION DETAILS

**Area/Town:** Kingston, City

**School District:** Kingston Consolidated

**County:** Ulster County

**Directions:** New York State Thruway Exit 19 To Traffic Circle, Second Right Onto Washington Avenue. Continue To Left Onto North Front Street. Right Onto Fair Street. After Stop Sign Property On Right, Blue And White Building Next To Fireman's Museum.

## LISTED BY

**Office Name:** Postupack Valuation Inc

**Agent First Name:** Duane

**Agent 2 First Name:** Duane

**Office 2 Name:** Postupack Valuation Inc

**Agent Last Name:** Postupack

**Agent 2 Last Name:** Postupack



### Contact us

Phone:

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

Email:

[gristmill@gristmillrealestate.com](mailto:gristmill@gristmillrealestate.com)

Address:

265 Main St, Saugerties, NY 12477

