

KINGSTON,CITY

261 Fair St, Kingston, NY 12401

\$1,050,000

https://gristmillrealestate.com

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 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 4010 sq ft

Zone: O-2, Limited Of **Acreage:** 0.04 **Year built:** 1955 **Age:** 61-100

Basement: Full

Business Name: Postupack Valuation Inc.

Date added: Added 1 year ago

INTERIOR FEATURES

Flooring: Mixed Cooling/Air Conditioning: Wall Unit

UTILITIES

Heat Source: Hot Water Heating Fuel: Oil

Hot Water: Oil Water: 650, Municipal

Electricity: 935, Mixed

EXTERIOR FEATURES

Road Frontage: City Street

Lot Dimensions: 25x77

Road Frontage: City Street **Lot Dimensions:** 25x7

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





Phone:

Address:

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

gristmill@gristmillrealestate.com 265 Main St, Saugerties, NY 12477

