



**KINGSTON, CITY**  
715 Broadway, Kingston, NY 12401

**\$695,000**

<https://gristmillrealestate.com>

Mixed Use Commercial/Residential! Solid Brick Building with first-floor Office Space currently used as a professional office suite with a large reception area, 2 private office spaces, 1/2 bath, large storage area, fresh carpet, and access to a fully finished basement with a kitchenette and 2 more finished room and a large storage room. The office space also has a back entrance off the (5 car parking area). The second-floor residential unit recently vacated is full of natural light with oversized windows, the living/dining combo, one large bedroom, 2 wall AC units, an electric stove, new carpets, fresh paint and ready for the next tenant. This is a great building if a buyer is looking for a live/work space. The landlord pays for heat and hot water (natural gas), and separate electricity for each tenant. Great business visibility in Kingston's Historic Midtown Broadway. The owner currently occupies the office space and can vacate or rent it back if the buyer desires. Centrally located off the NY state thruway, easy access to public transportation, a short stroll to the Performing Arts Center, restaurants, shops, and all the excitement happening in Kingston right now! Uptown Kingston is less than 1/2 mile and Downtown Kingston is about 1 mile.

**MLS ID:** 20233394

**Status Category:** Active

**Zone:** Com

**Year built:** 1900

**Basement:** Finished, Full

**Date added:** Added 12 months ago

**Listing Category:** Commercial/industrial

**Area, sq ft:** 2112 sq ft

**Acreage:** 0.07

**Age:** 100-200

**Commercial Features:** Display Window

## INTERIOR FEATURES

**Flooring:** Carpet

**Additional Interior Features:** Office Sqft

**Cooling/Air Conditioning:** Wall Unit

## UTILITIES

**Heat Source:** Baseboard

**Hot Water:** Gas

**Electricity:** 150 Amps

**Heating Fuel:** Natural Gas

**Water:** Municipal

**Sewer:** Municipal

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot-paved, Off Street

**Road Frontage:** City Street

**Construction:** Masonry

**Lot Dimensions:** 37x83

## LOCATION DETAILS

**Area/Town:** Kingston, City

**County:** Ulster County

**School District:** Kingston Consolidated

**Directions:** Take Thruway Exit 19 To Kingston, Third Exit At The Round-a-bout To Exit 587 Towards Broadway, Take The Broadway Exit, 715 On Your Right.

## LISTED BY

**Office Name:** Berardi Realty

**Agent Last Name:** Nunez

**Agent First Name:** Yameil



### 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

