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\$575,000

For Sale or For Lease, (Lease asking \$2,500 a month triple net) high traffic location on busy Albany Ave in Kingston (23,294 vehicles per day),the major shopping and business district of the County. The property measures .25 of an acre and features a 1,888 SF building with 6 overhead doors, currently used as an oil change service center but will be delivered vacant. There is parking for 10+ vehicles outside.

| MLS ID: 20240021 | Listing Category: Commercial/industrial |
|---|---|
| Status Category: Active | Area, sq ft: 1972 sq ft |
| Zone: C3 | Acreage: 0.26 |
| Year built: 1989 | Age: 21-40 |
| Basement: Full, Other/see Remarks | Other Rooms: Office, Utility Room, Workshop, Other/see Remarks |
| Warehouse Sqft: 1762 | Overhead Doors: 6 |
| Ceiling Height: 14 | Commercial Features: Display Window, Handicap Facility, O/h Doors Electric, Private Restrooms, Signs Owned, Smoke Detectors, Storage Area, Doors Over 10ft |
| Date added: Added 2 years ago | |
| INTERIOR FEATURES | |
| Flooring: Concrete | Cooling/Air Conditioning: Central |
| Additional Interior Features: Office Sqft, Warehouse Sqft, Retail Sqft | |
| | |

UTILITIES Heat Source: Forced Air Hot Water: Electric Electricity: Three Phase, 200 Amps

EXTERIOR FEATURES

Garage Type: 4

Construction: Masonry

Heating Fuel: Electric, Natural Gas, Oil Water: Municipal Sewer: Municipal

Garage/Parking Extras: Driveway, Lot-paved, Off Street, Parking Spaces 11-20

Lot Features: Additional Land Available, Corner Lot, Level, Parking Lot

Road Frontage: City Street, Us Highway Lot Dimensions: 87x130

LOCATION DETAILS

Area/Town: Kingston, City

Elementary School: Chambers K-4

Directions: From Exit 19 Traffic Circle, Take 2nd Exit Col. Chandler Drive To End, Make Left At Light. Property Is Approximately .75 Miles On The Rhs Just After Quick Check.

LISTED BY

Office Name: Berardi Realty

Agent Last Name: Naccarato

Additional Exterior Features: Doors 10-15 Ft Lot/Site: City

School District: Kingstonconsold County: Ulster County

Agent First Name: Louis



Contact us Phone:

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