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## \$499,900

Presently used as a dentist office which offers fully equipped, turn-key opportunity for the right professional. Has been a dental office for over 40 years, prior to being a dental office, it was a medical surgeon's office. The building offers many opportunities for any professional endeavor. Building features front and rear entrances. Main front door leads to a tiled entrance alcove, which opens to a spacious patient waiting room. The office-reception room, a sterilization station with dark room, 2 bathrooms, a employees lounge, a separate doctor's office and four separate fully equipped operatory dental lab stations. The access to the basement is also loc here The basement is very large with high ceilings. There is a employee locker room & separate room that was used as a office at one time. The property offers aversized private parking lot in rear to accomodate at least 12 cars. All located within walking distance of thriving Uptown Kingston with its restaurants, shops and businesses, etc.

MLS ID: 20240479 Listing Category: Commercial/industrial Status Category: Active Area, sq ft: 3190 sq ft **Zone:** 0-2 Acreage: 0.15 Year built: 1961 Age: 61-100 **Basement:** Full Other Rooms: Office, Other/see Remarks, Employee Lounge Commercial Features: Fire Alarm, Laundry Room, Private Date added: Added 1 year ago Restrooms, Public Bathrooms, Security System, Smoke Detectors, Storage Area **INTERIOR FEATURES** Flooring: Ceramic, Vinyl Cooling/Air Conditioning: Central Additional Interior Features: Office Sqft, Zoned UTILITIES Heat Source: Hot Water Heating Fuel: Natural Gas Hot Water: Gas Water: Municipal Sewer: Municipal Electricity: Circuit Breakers EXTERIOR FEATURES Garage/Parking Extras: Driveway-shared, Lot, Lot-paved, Off Construction: Frame/stick, Masonry Street, Parking Spaces 11-20

Lot Features: Landscaped, Level, Parking Lot

Road Frontage: City Street

Additional Exterior Features: Partially Fenced Lot/Site: City

## LOCATION DETAILS

Area/Town: Kingston, City County: Ulster County

Agent Last Name: Miller

Office Name: Catskill Mountain Inc.

LISTED BY

School District: Kingstonconsold

**Directions:** Nys Thruway To Exit 19 To Traffic Circle To Right Onto Washington Ave.-take Washington Ave To Left On Pearl Street-to Right On Fair Street To Left On Maiden Lane To #76 On Your Right-sign On

Agent First Name: Scott

## Contact us Phone:

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