



KINGSTON, CITY
147 Washington Ave, Kingston, NY 12401

\$425,000

<https://gristmillrealestate.com>

Located in the heart of historic Kingston, The Uptowner is a stylishly renovated two-family home offering an outstanding opportunity for investors--or owner-occupants looking to offset their mortgage. The property features two separate units, each with its own entrance and all utilities separated, including water & sewer. On the lower level is a roomy one bedroom unit, accessed from the rear of the house, while upstairs is a two bedroom unit, entered from the front door and up an interior stairwell. With a new roof in 2018, and gut-renovation in 2020, the building features all new interiors, new mechanicals, laundry and dishwashers in both units, and fresh kitchens and bathrooms. The building also features covered off-street parking, and a grassy fenced yard backing up to woods. Residing in the flexible T4 Neighborhood zoning code, this property allows for full-time/non-owner-occupied short-term rental, subject to Sec 405.21.D of Kingston's zoning code. The first floor is currently used as a high-performing, and fully-licensed, short-term rental. All furnishings in this unit are available for purchase, making it a turnkey opportunity for a new owner. The upper unit is long-term tenant occupied, with tenant vacating April 30. Based on income from the building's current use as a mix of both long-term and short-term rentals, the property is priced at a very healthy 9.7% CAP Rate. Could also easily be converted back to a single-family home, as well. Whatever you choose, you can't lose!! Don't miss this low-maintenance and cash-flowing opportunity in prime Uptown Kingston--convenient to shopping, dining, parks, public transit, and bus service to/from NYC.

MLS ID: 20240553

Status Category: Pending

Zone: T4n

Year built: 1892

Bedrooms: 3

Basement: Interior Access, Unfinished

Number of Units: 2

Unit 1 Baths: 1

Unit 2 Bedrooms: 2

Unit 2 SqFt: 780

Listing Category: Multi-family

Area, sq ft: 1573 sq ft

Acreage: 0.09

Age: 100-200

Bathrooms: 2

Attic: Walk Up

Unit 1 Bedrooms: 1

Unit 1 SqFt: 793

Unit 2 Baths: 1

Date added: Added 7 months ago

INTERIOR FEATURES

Appliances: Dishwasher, Dryer, Range, Refrigerator, Washer **Flooring:** Ceramic, Vinyl

UTILITIES

Heat Source: Hot Water, Radiators

Hot Water: Electric, Gas

Plumbing: Aqua-pex

Electricity: 100 Amps

Heating Fuel: Natural Gas

Water: 440, Municipal

Electric: 1896

Sewer: Municipal

EXTERIOR FEATURES

Garage Type: Carport Attached

Garage/Parking Extras: Driveway, Carport, 1 Car

Style: Duplex, Townhouse, Victorian

Siding: Vinyl

Other Buildings: Shed

Additional Exterior Features: Fenced Full, Outside Lighting, Fence, Paved Walkway

Lot: 20

Garage Capacity: One

Driveway: Blacktop

Construction: Frame/stick

Roof: Asph Shingle

Lot Features: Level

Lot Dimensions: 41x93

LOCATION DETAILS

Area/Town: Kingston, City

Lot/Site: City

Directions: From Ny State Thruway Exit 19: Take 2nd Exit Of Roundabout Toward Wasington Ave Continue South On Washington Ave For 3 Min Destination Is On The Right, Just Before Linderman Ave Please Park On Street (tenant Parks In Driveway)

School District: Kingstonconsold

County: Ulster County

LISTED BY

Office Name: Catskill Mountain Houses

Agent Last Name: Collum

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Contact us

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