



**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 10 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

**Agent First Name:** Megan



### Contact us

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