

### 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

Age: 100-200 Bathrooms: 2 Attic: Walk Up

Acreage: 0.09

Unit 1 Bedrooms: 1 Unit 1 SqFt: 793 Unit 2 Baths: 1

Date added: Added 1 year ago

#### INTERIOR FEATURES

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

## **UTILITIES**

Heat Source: Hot Water, Radiators
Hot Water: Electric, Gas
Heating Fuel: Natural Gas
Water: 440, Municipal

Plumbing: Aqua-pex Electric: 1896
Electricity: 100 Amps Sewer: Municipal

# **EXTERIOR FEATURES**

Garage Type: Carport Attached
Garage/Parking Extras: Driveway, Carport, 1 Car
Driveway: Blacktop

**Style:** Duplex, Townhouse, Victorian **Construction:** Frame/stick

Siding: VinylRoof: Asph ShingleOther Buildings: ShedLot Features: LevelAdditional Exterior Features: Fenced Full, Outside Lighting,Lot Dimensions: 41x93

Fence, Paved Walkway

Lot: 20

### **LOCATION DETAILS**

Area/Town: Kingston, City School District: Kingstonconsold

Lot/Site: City County: Ulster County

**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)

## **LISTED BY**

Office Name: Catskill Mountain Houses Agent First Name: Megan

Agent Last Name: Collum



