

## KINGSTON.CITY

91 St James St #89, Kingston, NY 12401

\$629,000

https://gristmillrealestate.com

This uptown 4-family is located near the Historic Stockade District with its abundance of restaurants, shops, and the weekly farmer's market. The building includes four 1-bedroom apartments. The first-floor apartments each have a backyard space and full basement access for storage. The second-floor apartments each have access to a walk-up attic for storage. Updates include: Newer roof. Units one and two have a new on demand heat and hot water heater. Units three and four have new hot water heater. Unit two has new windows. Rents are below market value. Note: pictures posted were taken when the units were vacant. Leases are currently month to month. 24 hours notice requested for showings. Unit 1 is vacant can be shown anytime. Unit 2 CAN ONLY BE SHOWN BEFORE 2PM, unit is occupied, needs confirmation. Unit 3 and Unit 4 are occupied and need confirmation. Listing agent is related to the seller.

**MLS ID:** 20240558

Status Category: Active

Area, sq ft: 3000 sq ft

Acreage: 0.07 Age: 61-100 Basement: Full

Number of Units: 4 Unit 1 Baths: 1

Unit 2 Bedrooms: 1 Unit 2 SqFt: 750 Unit 3 Baths: 1

Unit 4 Bedrooms: 1

**Unit 4 SqFt:** 750

**INTERIOR FEATURES** 

Appliances: Range, Refrigerator

**UTILITIES** 

**Heat Source:** Baseboard, Hot Water

Hot Water: Gas

Electricity: 200 Amps

**Listing Category:** Multi-family

**Status Detail:** 2

Zone: 411 Apartment Year built: 1907 Bedrooms: 4

Attic: Walk Up

Unit 1 Bedrooms: 1 Unit 1 SqFt: 750 Unit 2 Baths: 1

Unit 3 Bedrooms: 1 Unit 3 SqFt: 750 Unit 4 Baths: 1

Date added: Added 1 year ago

Flooring: Hardwood, Vinyl

**Heating Fuel:** Natural Gas **Water:** 2158, Municipal

Sewer: Municipal

## **EXTERIOR FEATURES**

Style: Two Story Construction: Frame/stick

Siding: Aluminum Roof: Asph Shingle

Lot Dimensions: 42x70 **Lot:** 27

**LOCATION DETAILS** 

Area/Town: Kingston, City School District: Kingston Consolidated

Lot/Site: City County: Ulster County

**Directions:** From Uptown Kingston Take Fair St To St James, Turn Left , Building On Left.

Agent Last Name: Vangorden

**LISTED BY** 

Office Name: Howard Hanna Rand Realty Agent First Name: Jessica



