



**\$2,800,000**

<https://gristmillrealestate.com>

Remarkable opportunity in the center of Kingston NY- only 90 miles from NYC. 76 Prince Street is an unrivaled property that combines luxury and functionality. The impressive mixed-use commercial space consists of over 7000 square feet and provides versatility for your entrepreneurial vision. Currently functioning on the first floor as an art gallery, studio and event space, there are many components of a commercial kitchen in place and the zoning here allows for a multitude of uses. On the second level, there is a stunning two bedroom loft that was created with exceptional attention to detail, an ideal owner's residence or source of additional significant cash flow. Unlock the potential of live-work harmonization where creativity and commerce can converse seamlessly. Discover inspiration at every turn as you immerse yourself in the local art scene, enjoy eclectic eateries, and engage in the vibrant cultural events that define this neighborhood. A total renovation, with no expense spared, was completed over the last five years, retaining a historical feel. One of the key advantages of this property is the private rear parking with 10+, providing a convenient and private entrance for you and your guests. Directly across the street there is municipal parking which provides more than sufficient space to accommodate the 200 person capacity. Just five minutes to the NYS thruway, uptown Kingston, and the historic Rondout waterfront, this extraordinary property is a once in a life time opportunity, and is ready for you to live your dream.

**MLS ID:** 20240720

**Status Category:** Active

**Zone:** T5f

**Survey:** Y

**Age:** 100-200

**Full Baths:** Two

**Living Room Level:** 2

**Kitchen Level:** 2

**Bedroom 2 Level:** 1

**Bedroom 4 Level:** 2

**Other Rooms:** Workshop, Professional Suite

**Date added:** Added 1 year ago

**Listing Category:** Residential

**Area, sq ft:** 7297 sq ft

**Acreage:** 0.24

**Year built:** 1895

**Bedrooms:** Two

**Half Baths:** One

**Dining Room Level:** 2

**Bedroom 1 Level:** 2

**Bedroom 3 Level:** 2

**SqFt 1st:** 5461

**Amenities:** Bus Route

## INTERIOR FEATURES

**Kitchen Description:** Island

**Flooring:** Hardwood

**Appliances:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer, Tankless Hot Water Heater

**Cooling/Air Conditioning:** Central

**Miscellaneous Features:** Ceiling-cathedral, Security System **Additional Interior Features:** Walk In Closets, 9 Ft. Ceilings

## UTILITIES

**Heat Source:** Forced Air

**Water:** Municipal

**Sewer:** Municipal

**Heating Fuel:** Natural Gas

**Electricity:** Three Phase

**Utility Level:** 2

## EXTERIOR FEATURES

**Garage/Parking Extras:** Lot, Off Street

**Lot Features:** Level

**Lot:** 2

**Construction:** Masonry

**Lot Dimensions:** .24

## LOCATION DETAILS

**Area/Town:** Kingston, City

**Lot/Site:** City

**Directions:** Gps Accurate

**School District:** Kingston Consolidated

**County:** Ulster County

## LISTED BY

**Office Name:** The Kinderhook Group, Inc.

**Agent Last Name:** Finch

**Agent First Name:** Sarah



### Contact us

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