

#### KINGSTON.CITY

117 Marys Ave 102 103, Kingston, NY 12401

\$695,000

https://gristmillrealestate.com

This is a condominium Suite of medical usage offices adjacent to Health Alliance Hospital. Suites 102 & 103 are open together but deeded separate units are located on the first floor, with a lower level garage carport parking for owners and their staff parking. This corner unit has separate roof top heat pump units and sep. electric. Comprised of large waiting room, 2 sep business offices, 2half bath, 2 lab areas, one break room, four consultant rm and 7exam rooms. storage closets and storage closets, This unit owns 20.38% of entire building. The land the building sits on is leased from Health Alliance Hospital at \$450. per month for 99 years and additional 99 years after that, they maintain all exterior grounds.

MLS ID: 20240845 Listing Category: Commercial/industrial

Status Category: Active Area, sq ft: 4670 sq ft

Zone: Com-1 Year built: 1997

Commercial Features: Elevator, Fire Alarm, Handicap Facility, Private Restrooms, Public Bathrooms, Security Light(s), Security

System, Smoke Detectors

**Date added:** Added 1 year ago

### **INTERIOR FEATURES**

Flooring: Vinyl Cooling/Air Conditioning: Heat Pump

**Additional Interior Features:** Office Sqft, Cooling, Heat Pump

### **UTILITIES**

Age: 21-40

**Heat Source:** Forced Air, Heat Pump, Natural Gas Available **Heating Fuel:** Natural Gas

Hot Water: Electric Water: Municipal Electricity: Circuit Breakers Sewer: Municipal

### **EXTERIOR FEATURES**

Garage/Parking Extras: Assigned, Lot, Lot-paved, Lot-striped, Construction: Masonry, Steel

Under, Underground

Road Frontage: City Street Additional Exterior Features: Partially Fenced, Elevator, Fire

Sprinkler

Lot/Site: City

# **LOCATION DETAILS**

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

**Directions:** Broadway South To Right On Pine Grove To Left On Marys To Right At #117 (first, Brick Medical Building, Benedictine Medical Office Building Into Front Doors, Second

Unit On Left, #102-103

# **LISTED BY**

Office Name: Vetere, Karen Real Estate Agent First Name: Karen

Agent Last Name: Vetere



