



KINGSTON, CITY

56 Clarendon Ave, Kingston, NY 12401

<https://gristmillrealestate.com>

\$1,495,000

High-traffic mixed-use/ industrial building located just off Albany Ave in Kingston. The building measures about 15,000 square feet on the first floor with a large 2-bedroom apartment on the second floor. Prime location offering municipal sewer, water, and natural gas with ample parking for 20+ vehicles. There is a loading dock with multiple overhead doors and access points. The building is set up so it could be easily divided into several work spaces and additional income. The building has 3-phase power and is fully sprinkled. There is a loading dock in the front and 5 overhead electronic doors measuring 10 x 12 ft. with +/- 15 ft. ceilings through most of the building. There is a large office/ reception area in the front and a two-bedroom apartment on the second floor. The property is currently owner-occupied. Business is included in the sale and the priority can be sold turn-key or vacant.

MLS ID: 20240910

Status Category: Active

Zone: Comm

Year built: 1950

Basement: None, Slab

Warehouse Sqft: 14, 000

Overhead Doors: 10-12 Feet

Business Name: Technical Coatings Corp.

Virtual Tour:

<https://www.dropbox.com/scl/fo/9f02rs7cd1vev1w7e3xbn/h?rlkey=t24l6ji09gxvmq3fqt5uhxw7&dl=0>

Listing Category: Commercial/industrial

Area, sq ft: 15000 sq ft

Acreage: 0.7

Age: 61-100

Other Rooms: Office, Utility Room, Workshop, Other/see Remarks

Loading Dock: 1

Ceiling Height: 12-18 Feet

Commercial Features: Display Window, Dock-exterior, Dock W/o Lavelere, Fire Alarm, Handicap Access, Kitchen Facilities, O/h Doors Electric, Overhead Sprinklers, Patio/decks, Private Restrooms, Public Bathrooms, Security Light(s), Security System, Signs Owned, Smoke Detectors, Storage Area, Doors Under 10ft, Doors Over 10ft

Date added: Added 9 months ago

INTERIOR FEATURES

Flooring: Concrete, Mixed

Additional Interior Features: Warehouse Sqft, Residential Sqft, Total Sqft

UTILITIES

Heat Source: Forced Air, Other/see Remarks, Natural Gas Available, Ductless Mini Split Sys

Hot Water: Gas

Electricity: On-site, Three Phase

Cooling/Air Conditioning: Ceiling Fan, Ductless Split Ac Units, Wall Unit

Heating Fuel: Electric, Natural Gas, Other

Water: Municipal

Sewer: Municipal

EXTERIOR FEATURES

Garage Type: Y

Construction: Frame/stick, Masonry, Other/see Remarks

Lot Features: Corner Lot, Landscaped, Level, Parking Lot

Additional Exterior Features: Partially Fenced, Doors Under 10ft, Doors 10-15 Ft, Living Space Available, Fire Sprinkler

Lot/Site: City

Garage/Parking Extras: Driveway, Lot, Lot-paved, Off Street, Parking Spaces 11-20, Parking Spaces 20+

Other Buildings: Office, Workshop, Other/see Remarks

Road Frontage: City Street

Lot Dimensions: 192x159

LOCATION DETAILS

Area/Town: Kingston, City

County: Ulster County

School District: Kingstonconsold

Directions: Take Albany Ave N From Uptown Kingston, Turn Right On Wrentham Street Bare R Onto Clarendon. Building Will Be On The Right.

LISTED BY

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