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\$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 builindg. 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. 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 Facilites, 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

Virtual Tour: Date added: Added 1 year ago https://www.dropbox.com/scl/fo/9f02rs7cd1vev1w7e3xbn/h?rlkey=t24l6ji09gxvmq3fqtt5uhxw7&dl=0

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 Lot Dimensions: 192x159 10ft, Doors 10-15 Ft, Living Space Available, Fire Sprinkler Lot/Site: City

LOCATION DETAILS

Area/Town: Kingston, City County: Ulster County

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

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

Office Name: Berardi Realty Agent First Name: Megan Agent 2 First Name: Gregory Office 2 Name: Berardi Realty Agent Last Name: Rios Agent 2 Last Name: Berardi



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