

**FOR SALE**

# Net Leased Investment Property

**120 WOOD ROAD**

Kingston, NY 12401

**PRESENTED BY:**

**THOMAS COLLINS, CCIM**

O: 845.339.9100 x11

thomas.collins@svn.com

NY #10491205234



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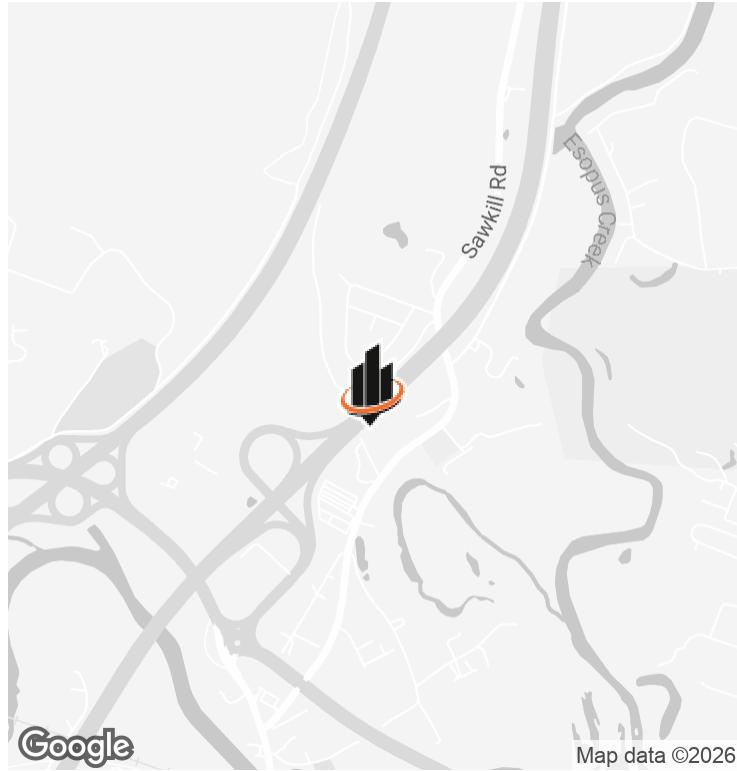
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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,600,000
<b>NUMBER OF UNITS:</b>	2
<b>LOT SIZE:</b>	2.6 Acres
<b>BUILDING SIZE:</b>	15,300 SF
<b>NOI:</b>	\$129,928.00
<b>CAP RATE:</b>	8.12%

### PROPERTY DESCRIPTION

Introducing 120 Wood Road, Kingston, NY, 12401 – an outstanding investment opportunity. This 15,300 SF building, constructed in 1970 and recently renovated in 2025, offers two net leased units. Zoned OM and located in the Kingston, New York market, just off the NYS Thruway Exit 19. this property provides a prime location for a variety of professional and industrial activities. With its modern updates and strategic positioning, this property is an ideal fit for those seeking a solid investment in the commercial real estate market.

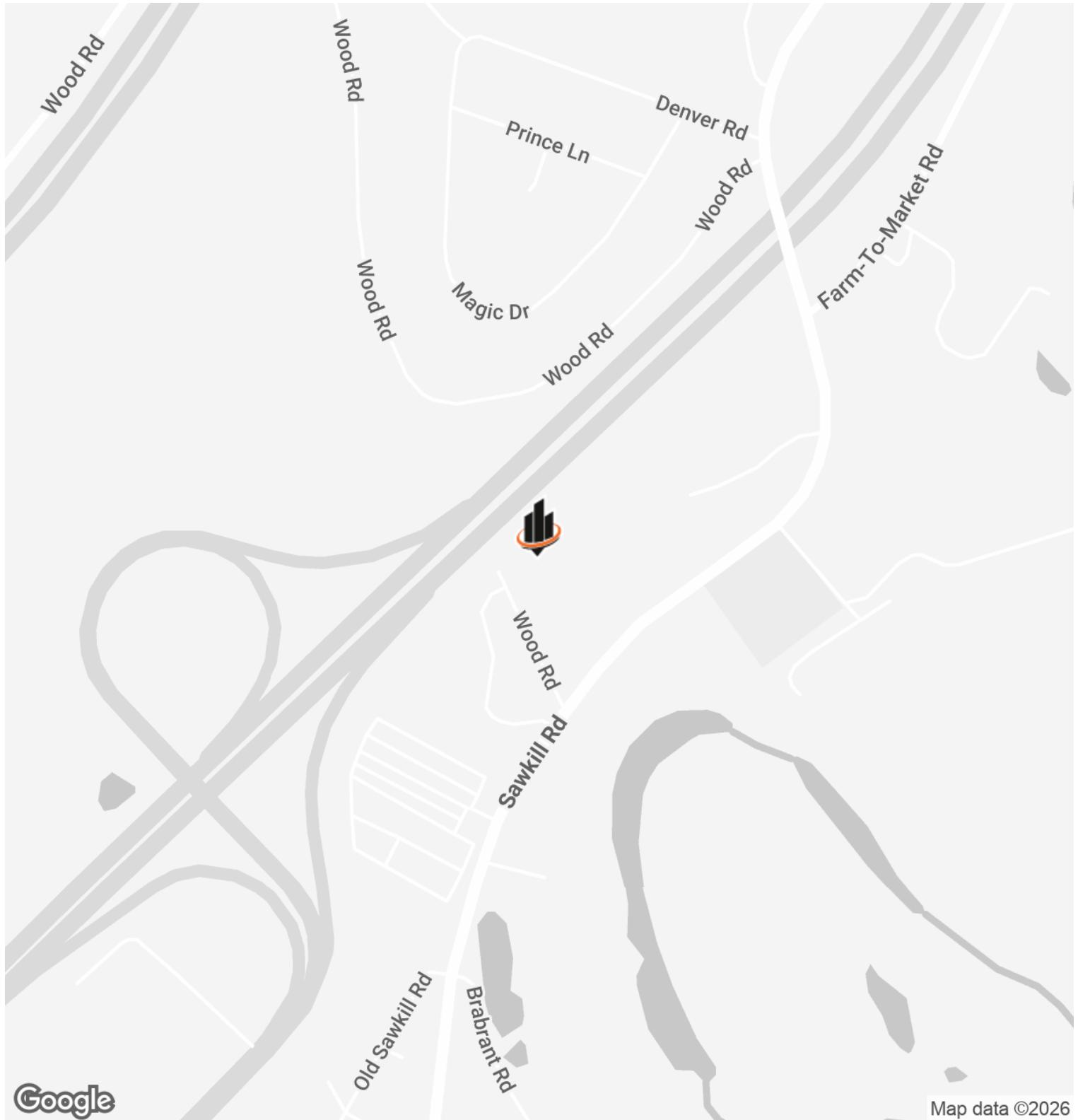
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## LOCATION MAP



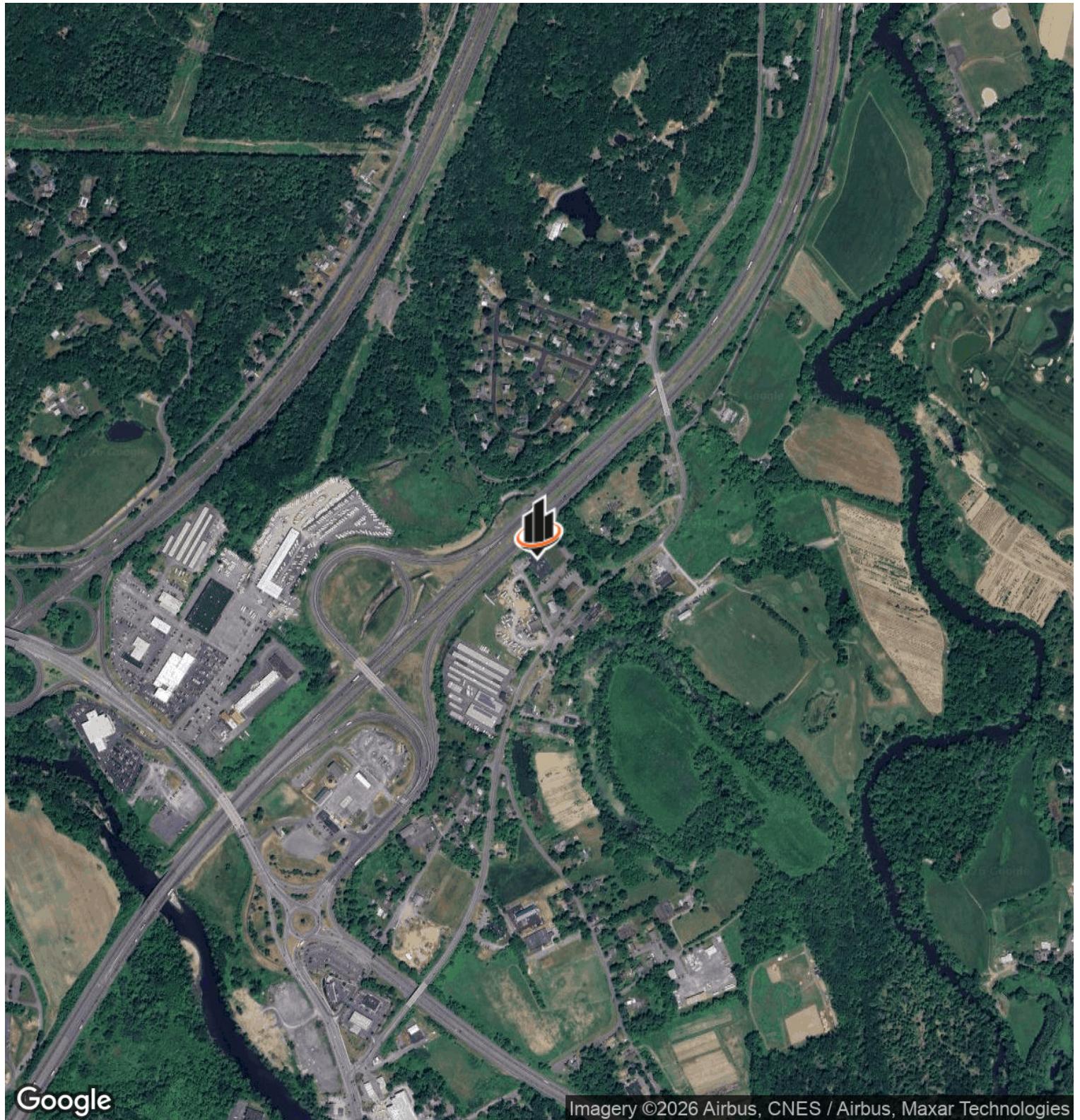
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## AERIAL MAP



Google

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

## 120 WOOD ROAD

PRICE	\$1,600,000
PRICE PER SF	\$105
CAP RATE	8.12%

## OPERATING DATA

## 120 WOOD ROAD

GROSS SCHEDULED NET INCOME (2026)	\$126,464
NET CHARGE REIMBURSEMENTS	\$160,990
ADJUSTED GROSS INCOME	\$287,454
OPERATING EXPENSES	\$157,526
NET OPERATING INCOME	\$129,928

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## AERIAL PARCEL



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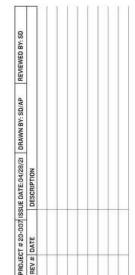
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# FLOOR PLAN



**DUTTON**  
ARCHITECTURE  
PLLC

33 CANFIELD ST  
KINGSTON, NY 12401  
DUTTONARCHITECTURE.COM



**THE DEFOREST GROUP BUILDING**  
**120 WOOD ROAD**  
**KINGSTON, NEW YORK**



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**  
**11/21/24**

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**A101**

EXISTING FLOOR PLAN

**EXISTING FLOOR PLAN**

SCALE: 1/8'-0"

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## ADVISOR BIO 1



### THOMAS COLLINS, CCIM

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### PROFESSIONAL BACKGROUND

Thomas Collins is a Managing Director at SVN Deegan-Collins Commercial Realty. His Real Estate background includes over 30 years of appraisal, brokerage, consulting, site selection, development, re-development, and mortgage finance. Prior to his affiliation with SVNDCCR, Tom was a Founder and President of Commercial Associates Realty, Inc. He is a Certified Member of the Commercial Investment Real Estate Institute CCIM and is a past President of the New York State CCIM Chapter. Since co-founding Commercial Associates Realty in 1998, Mr. Collins has facilitated over 150 million dollars of investment, office, industrial and retail property transactions.

In addition to Mr. Collins' 30 years in the Commercial Real Estate business, he has been a Mayoral Appointment to the Kingston Waterfront Redevelopment Committee and the City of Kingston Zoning Revision and Comprehensive Plan Committees. He is currently serving as Chairman of the Health Alliance Hospitals Board of Directors.

Tom is a past Board President of the Kingston Hospital Foundation and a current Board Member of the Rural Ulster Preservation Company, a non-profit housing and community development agency. He is past chairman of the Ulster County Development Corporation, Kingston Uptown Business Association, Woodstock Public Library District, and a past board member of the Family of Woodstock, Inc. and the Ulster County Regional Chamber of Commerce.

### MEMBERSHIPS

Commercial and Investment Real Estate Institute  
New York Commercial Association of Realtors

#### SVN | Deegan-Collins Commercial Realty

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