



**FOR SALE**

# 289 Foxhall & 24 South Manor

Kingston, NY 12401

**PRESENTED BY:**

**THOMAS COLLINS, CCIM**

O: 845.339.9100 x11

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NY #10491205234

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$895,000
<b>BUILDING SIZE:</b>	5,814 SF
<b>LOT SIZE:</b>	0.7 Acres
<b>PRICE / SF:</b>	\$153.94
<b>YEAR BUILT:</b>	1940
<b>RENOVATED:</b>	2000
<b>ZONING:</b>	T5 Flex (T-5F)
<b>MARKET:</b>	Midtown
<b>R.E. TAXES:</b>	All parcels total; \$27,368
<b>TAX ID:</b>	Section 48.313, Block 9, Lots 7, 9 & 10.100

## PROPERTY OVERVIEW

Three contiguous parcels, totaling 0.70 acres with a Brick, light manufacturing/warehouse building.

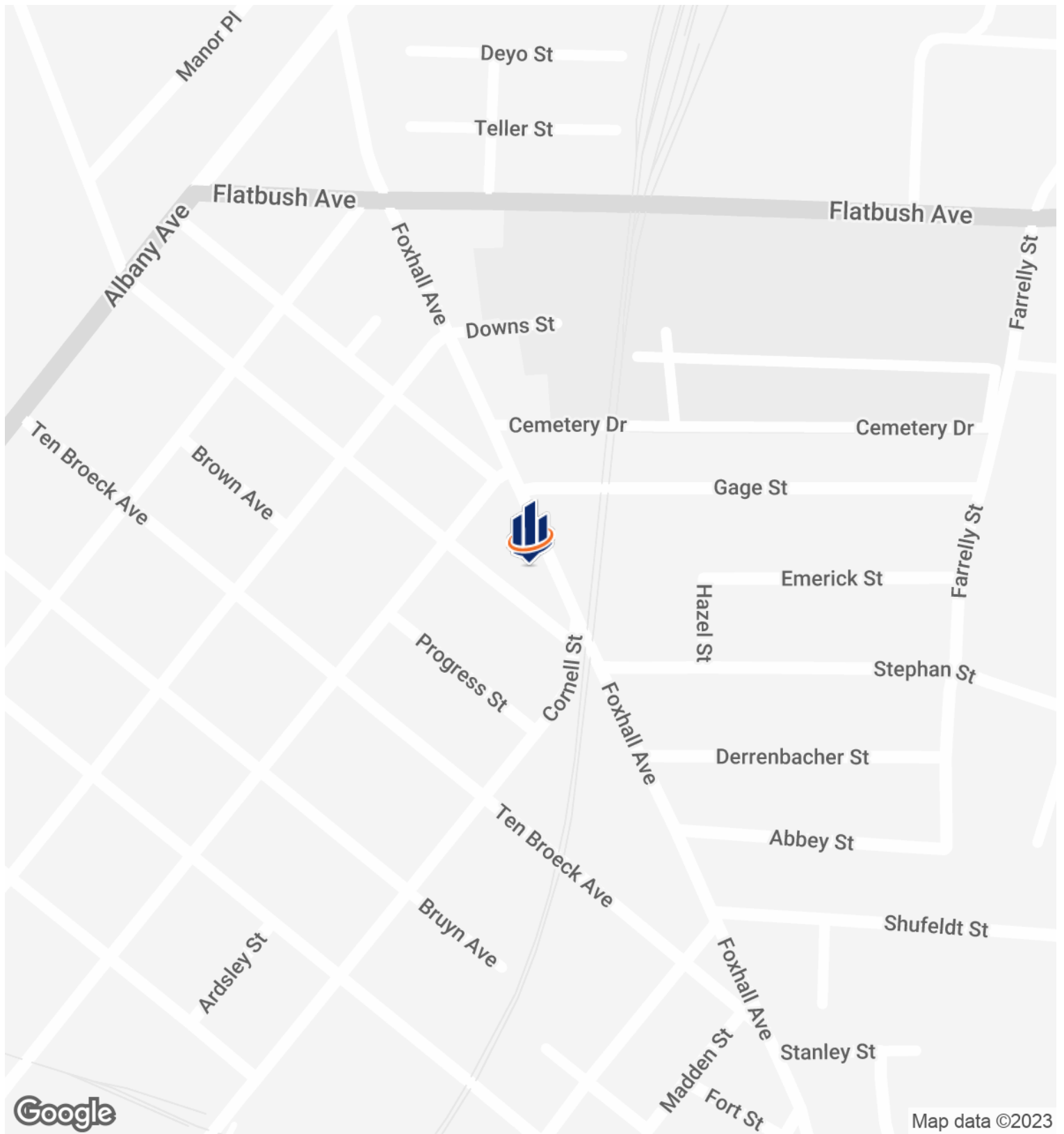
## PROPERTY HIGHLIGHTS

- High Visibility Midtown Location
- Adjacent the "Lace Mill" artist housing
- Two overhead doors.
- Large lot with ample parking and storage
- Potential for further development
- Frontage on Foxhall and South Manor Avenues.

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# LOCATION MAP



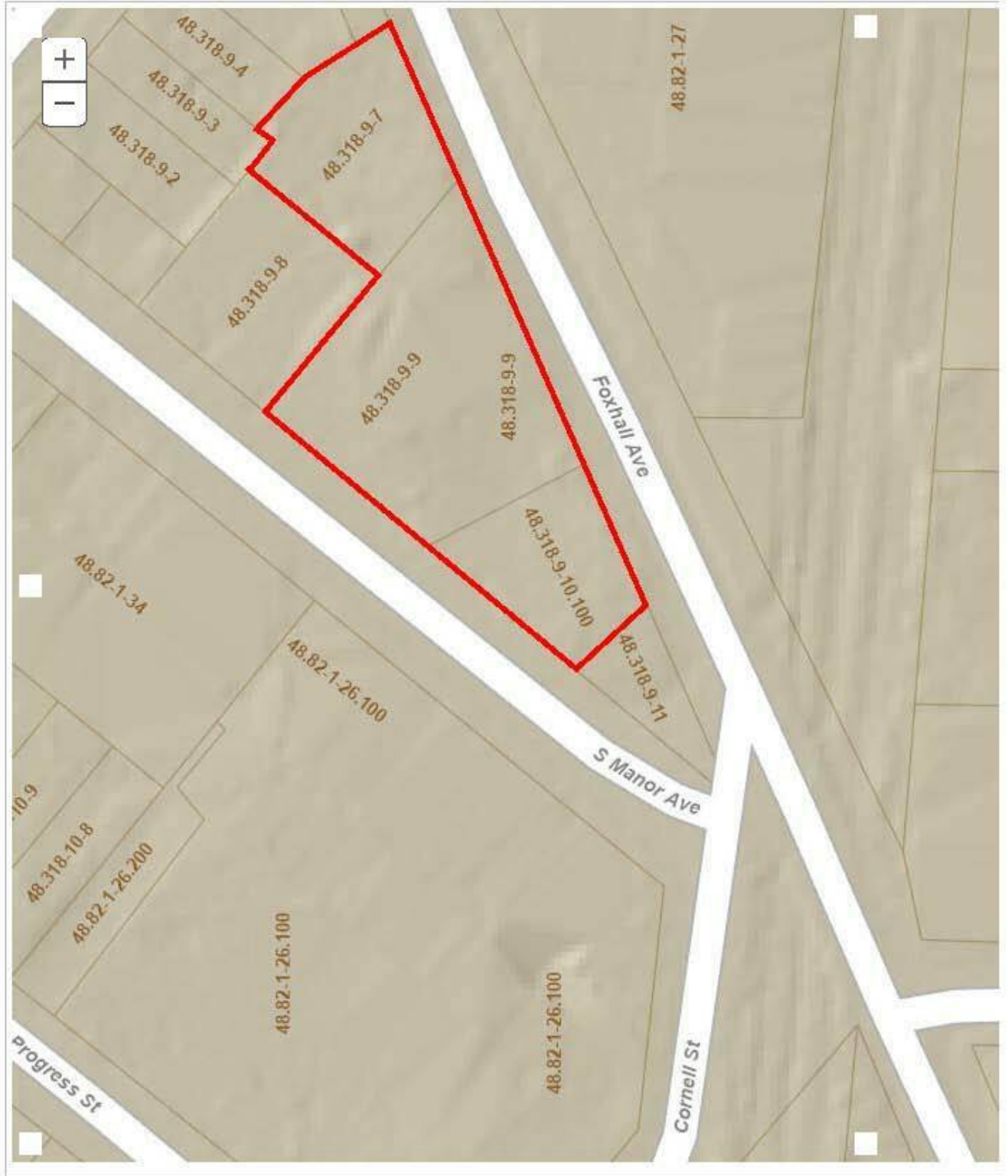
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# TAX PARCELS



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# AERIAL LOOKING NORTH



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## ADVISOR BIO 1



### THOMAS COLLINS, CCIM

Managing Director

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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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