

FOR SALE

Historic Church, Rectory & Convent Properties

**91-93 WURTS STREET
45 WEST PIERPONT STREET**

Kingston, NY 12401

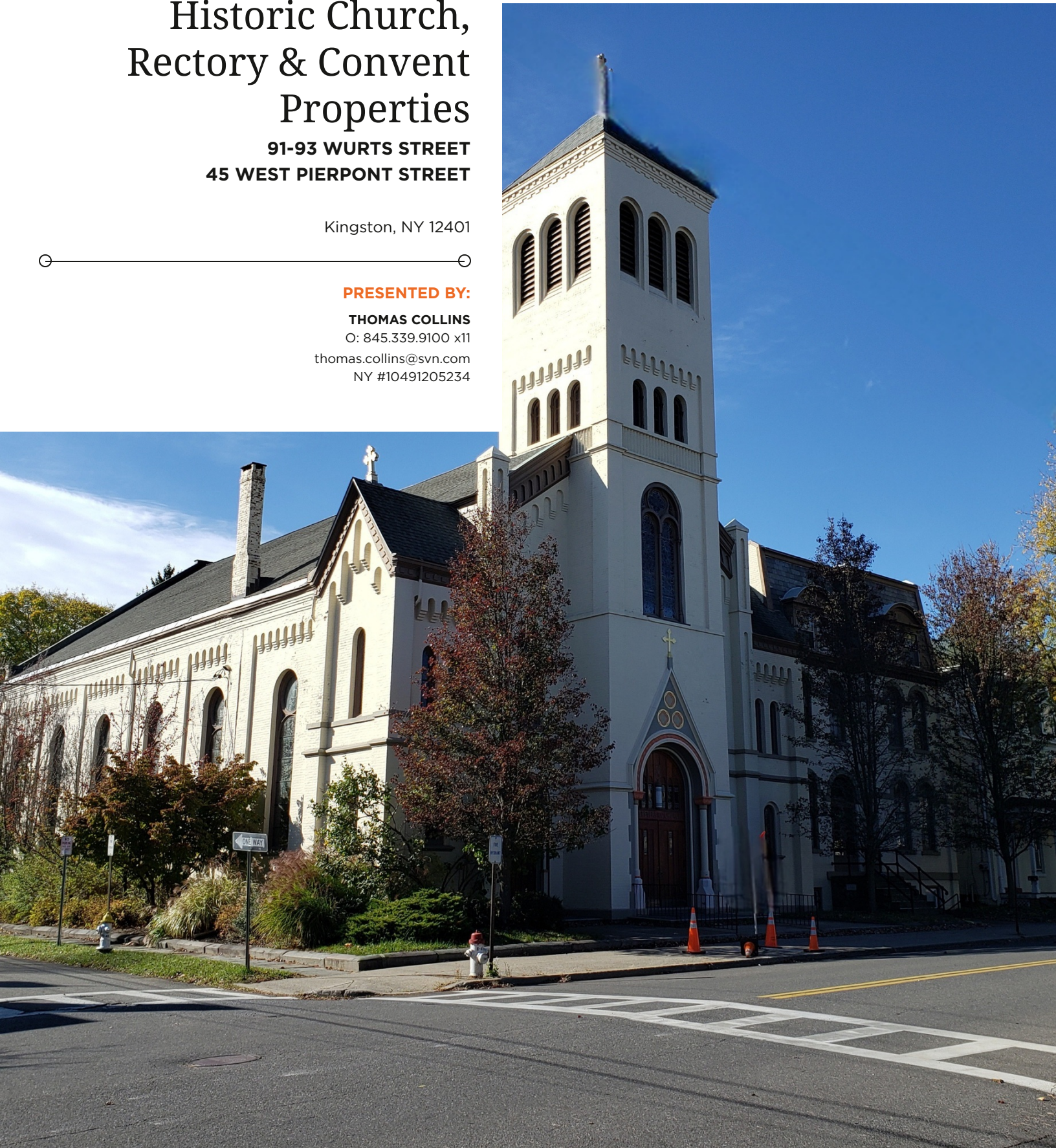
PRESENTED BY:

THOMAS COLLINS

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PROPERTY SUMMARY



OFFERING SUMMARY

COMBINED PARCEL SALE PRICE:	\$1,800,000
NUMBER OF UNITS:	3
LOT SIZE:	Church & Rectory 0.28 Acres Convent: 0.23 Acres Total Acres: 0.51 Acres
BUILDING SIZES:	Church: 7,822 SF Rectory: 3,902 SF Convent: 3,541 SF

PROPERTY DESCRIPTION

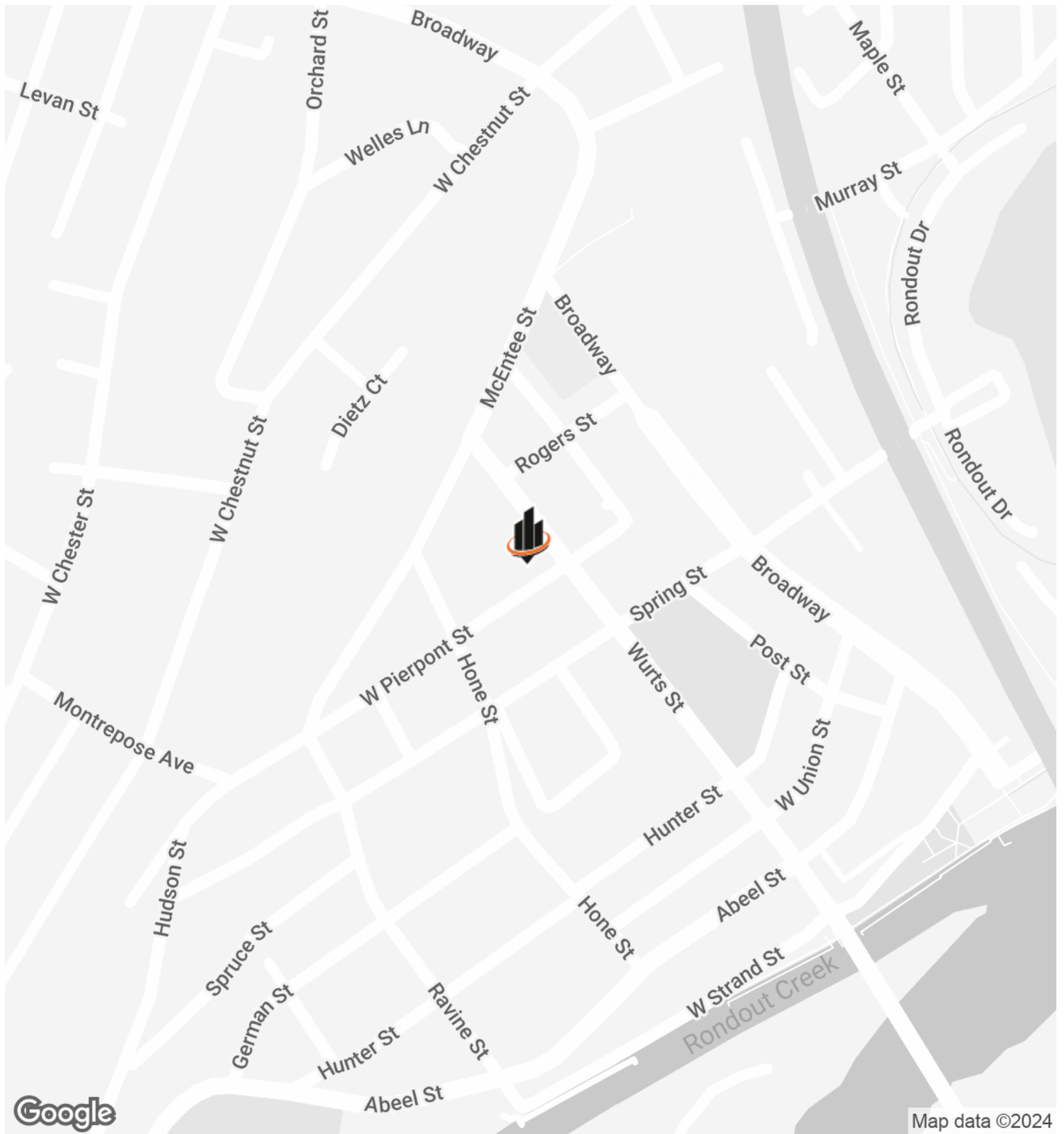
Discover a truly unique investment opportunity with these remarkable contiguous properties located at 91-93 Wurts Street and 45 West Pierpont Street in Kingston, New York. With a total of 15,265 square feet, these buildings are ideally suited for a variety of uses. Zoned T4 Neighborhood (T4N) with Rondout Historic District Overlay, the property presents an exceptional chance to create a distinctive space within this historic and culturally rich area. With its prime location in the Rondout district, this property holds significant potential for a creative developer/investor aiming to make a meaningful impact in this sought-after neighborhood.

PROPERTY HIGHLIGHTS

- 15,265 SF total building square feet offering ample space for various uses
- Zoned T4 Neighborhood (T4N) with Rondout Historic District Overlay
- Prime location in the vibrant Rondout area
- Rich with historical and cultural significance

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LOCATION MAP



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Church Entry



Church Interior



Rectory Street View



Rectory Second Floor

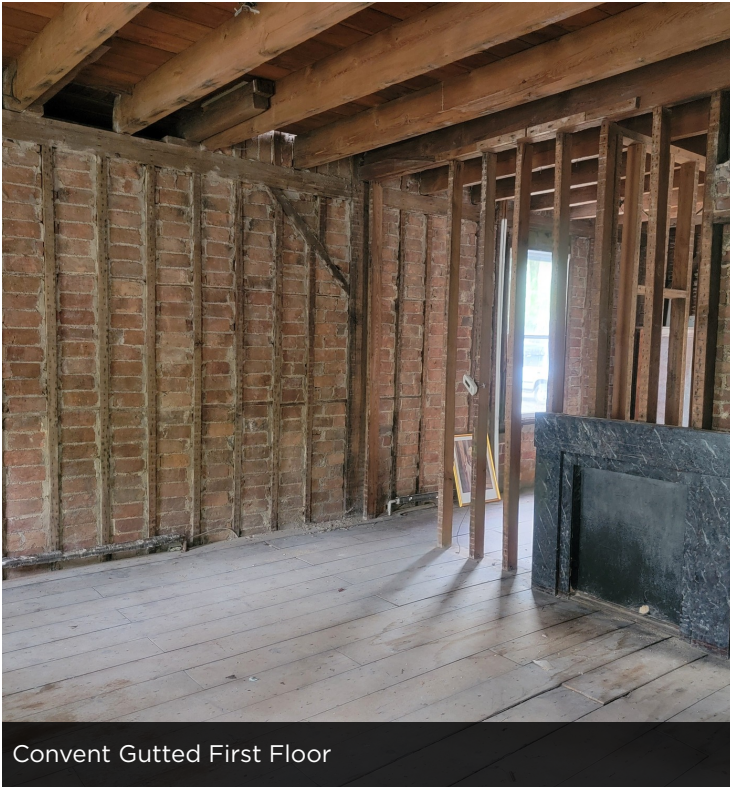
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Convent Street View



Convent Second Floor



Convent Gutted First Floor



Convent Staircase & Entryway

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ADVISOR BIO 1



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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

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