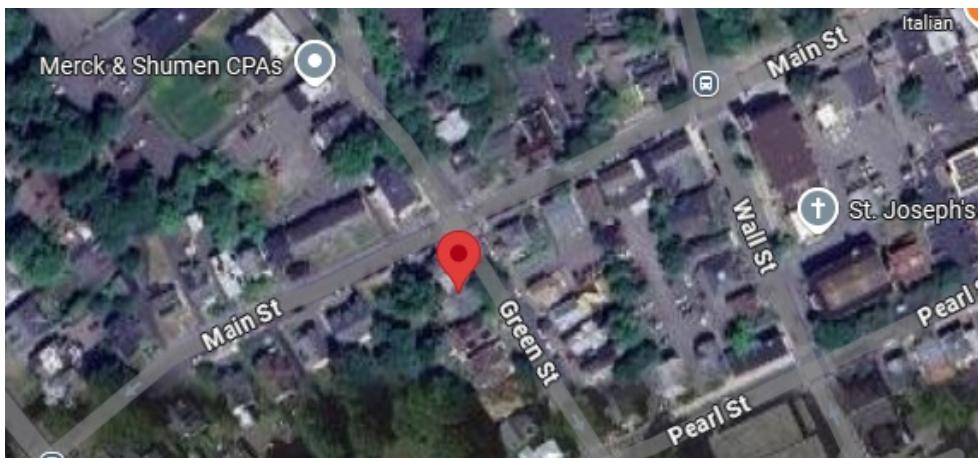


79-83 Green Street, Kingston, NY 12401

COMPASS

Multi-family/SRO Property | FOR SALE - \$1,700,000 EXCLUSIVE



Larry Ross

Licensed Real Estate Broker
Compass Commercial
M: 917.680.4616
E: larry.ross@compass.com

Units	22
Lot Dimensions	85' x 125'
Acres	.251
Stories	2 +basement
Block/Lot	56.90-4-14
Year Built	1945
Building Sq. Ft.	8,186 (approx)
Zoning	T5N/02
Building Class	411
Oportunity Zone	Yes
Assessment	\$663,000
Taxes	\$ 35,953



79-83 Green Street, Kingston, NY

COMPASS

Investment Opportunity

Located at the southwest corner of Main and Green Streets, this distinctive property is in the heart of historic Kingston, NY, just steps from the vibrant waterfront and downtown area. This is a great investment opportunity for a two-story brick, 22-unit SRO building in Uptown Kingston. The income-producing property features a mix of one-bedroom apartments and studios with some Section 8 tenants. Approximately half of the units have shared bathrooms, while some offer private baths. Recent updates include new flooring, kitchenettes, and bathrooms. A coin-operated laundry facility is available on the finished lower level. The building is easy to maintain, with strong occupancy rates and solid rent collections.

Small rental units in Kingston are highly sought after. The underused rear yard presents potential for future development.

Village of Kingston

Kingston, New York, is a historic city in the Hudson Valley, known for its rich history, beautiful waterfront, and vibrant cultural scene. Once the first capital of New York State, Kingston played a key role in the American Revolution. Today, its historic districts, like the Stockade District, feature well-preserved 17th and 18th-century buildings. The city is home to scenic views along the Hudson River, thriving arts and music communities, and outdoor recreation opportunities in nearby parks. Kingston blends its historical roots with modern development, offering a unique mix of culture, nature, and history for residents and visitors alike.

Stockade Historic District

The Stockade District is a historic neighborhood in Kingston, New York, known for its charming and well-preserved architecture. It's one of the oldest and most significant areas in the city, with roots dating back to the early Dutch colonial period. The district is primarily famous for its colonial-style buildings, including homes and churches that date back to the 17th and 18th centuries. The district was named after the stockade, or fortified settlement, that was built to protect early settlers.

Survey



Village of Kingston



Stockade Historic District



Confidentiality & Disclaimer

Compass Real Estate has been engaged as the exclusive broker in connection with Seller's solicitation of offers for the purchase of the Property 79-83 Green Street, Kingston, NY. Prospective purchasers are advised that as a part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason, therefore. Further, Seller reserves the right to terminate the solicitation process at any time proper to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Compass Real Estate. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Compass Real Estate from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual documents to which they relate.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Compass Real Estate or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from Compass Real Estate or Seller or their affiliates or any respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.