

FOR SALE

111 SCHWENK DRIVE

ROMEO KIA BUILDING

Kingston, NY 12401

PRESENTED BY:

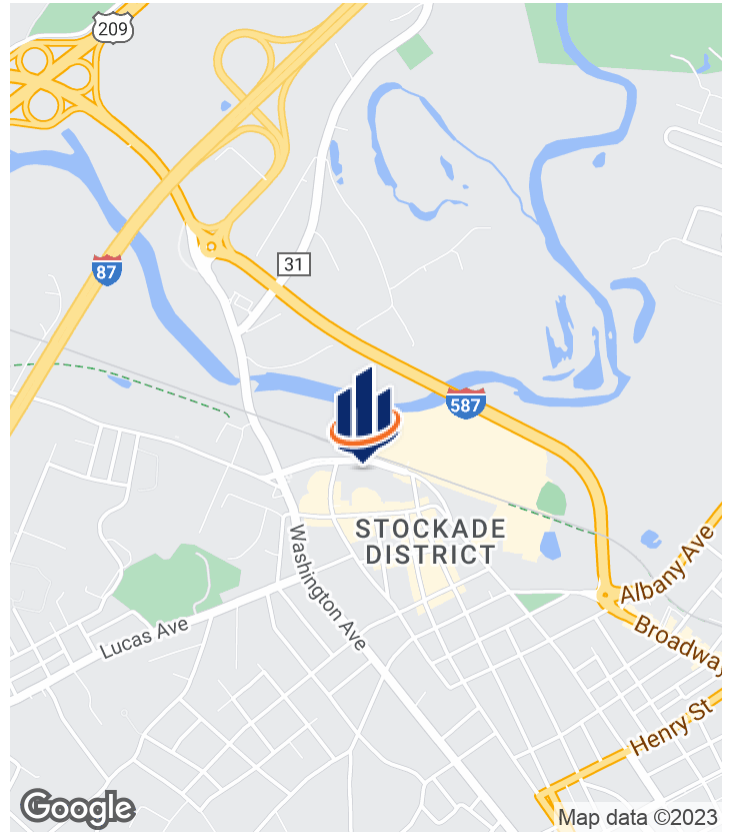
JOSEPH DEEGAN, CCIM

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OFFERING SUMMARY

BUILDING SIZE:	12,100 SF
PRICE	\$2,395,000
LOT SIZE:	1.8 Acres
YEAR BUILT:	1977
ZONING:	T5N
MARKET:	Kingston, NY
SUBMARKET:	Uptown Kingston
APN:	48.314-2-23.1

PROPERTY OVERVIEW

12,100 sq. ft. building located on 1.8 acres in Uptown Kingston. The existing structure lends itself to numerous adaptive reuse scenarios. The city of Kingston's new T5N zoning allows for many as of right uses.

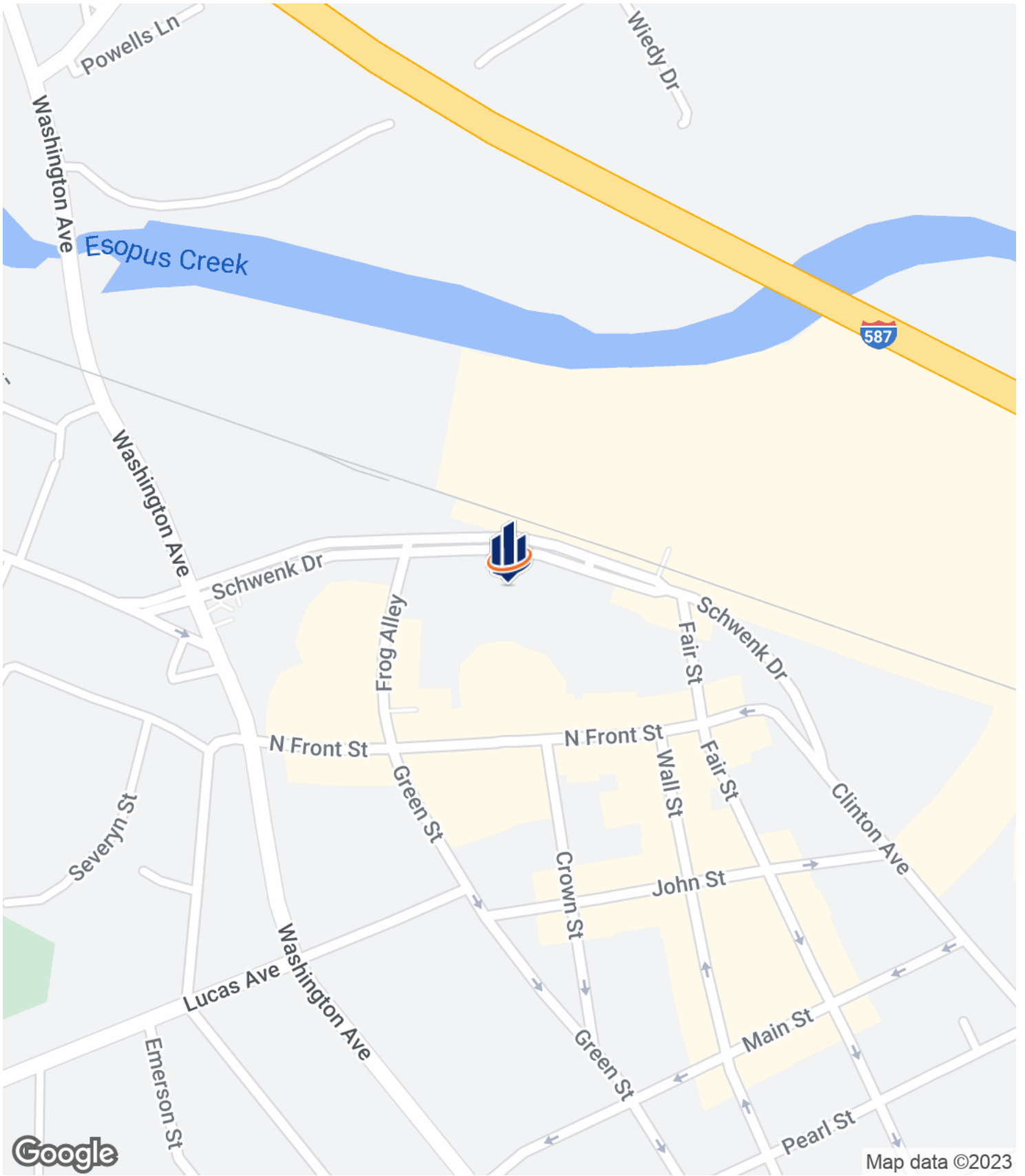
PROPERTY HIGHLIGHTS

- 1.8 Acre site with ample parking - one of the largest sites in Uptown Kingston
- Redevelop existing building or redevelop with your own vision and use
- Mixed use project proposed within sight of this property. Project to include parking garage, street level retail and market rate apartments.
- Uses permitted in the T5N Zoning District as of right include: Housing, Lodging, Health Care Services and General offices,
- Available for lease at \$12.00 psf on a net lease basis.

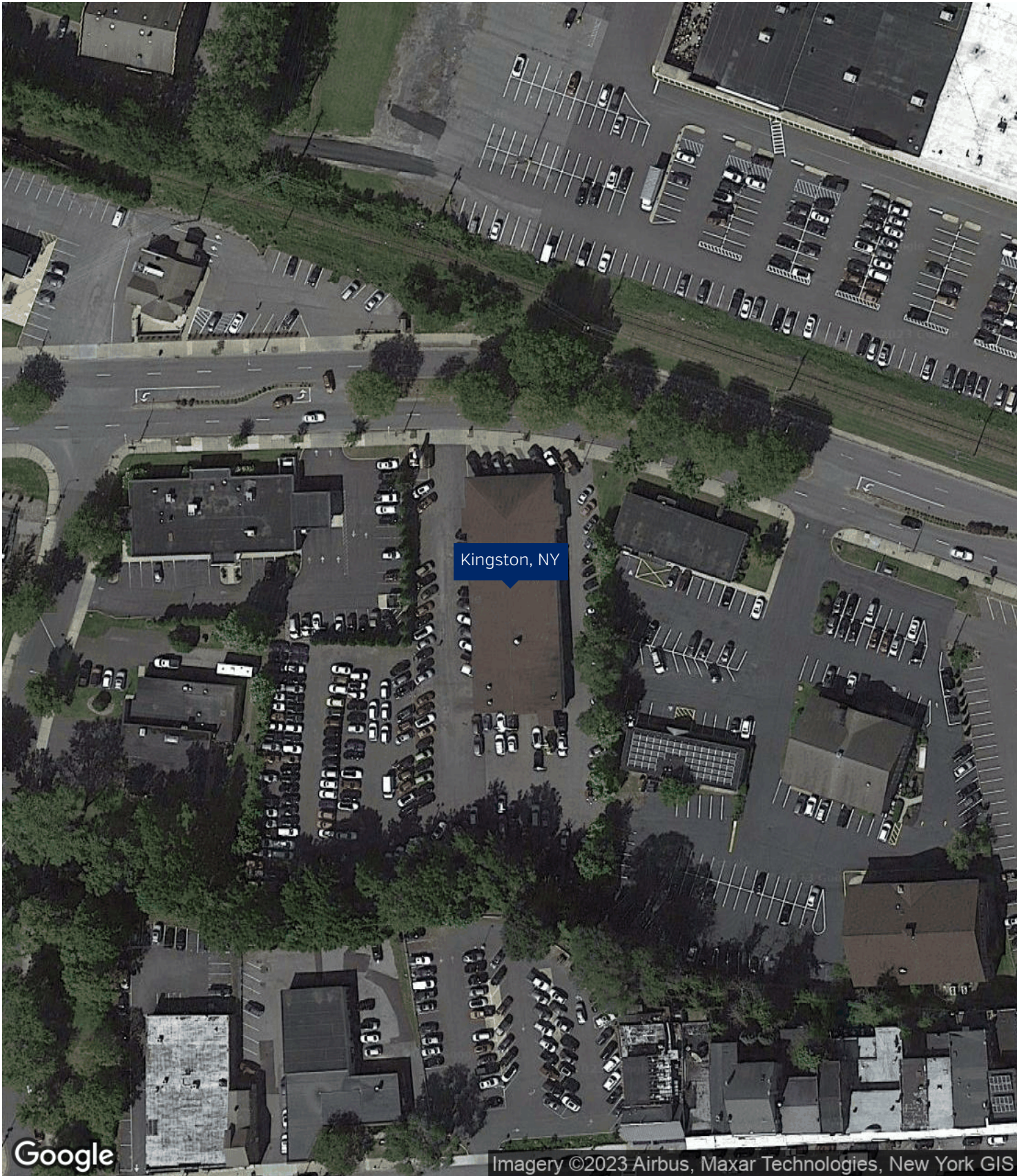
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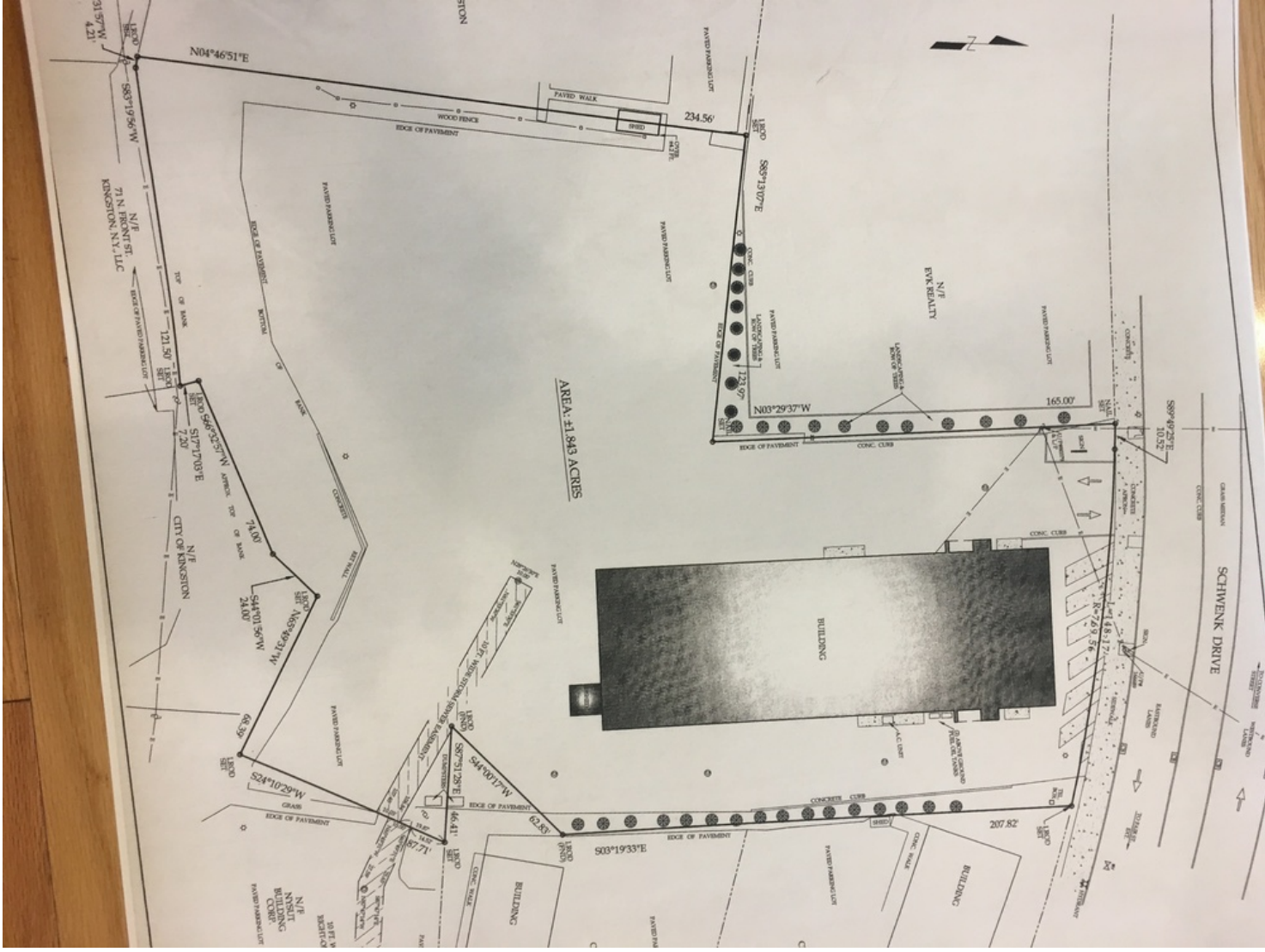
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