



SALE

Distinctive Uptown Office Building

42 MAIN STREET

Kingston, NY 12401

PRESENTED BY:

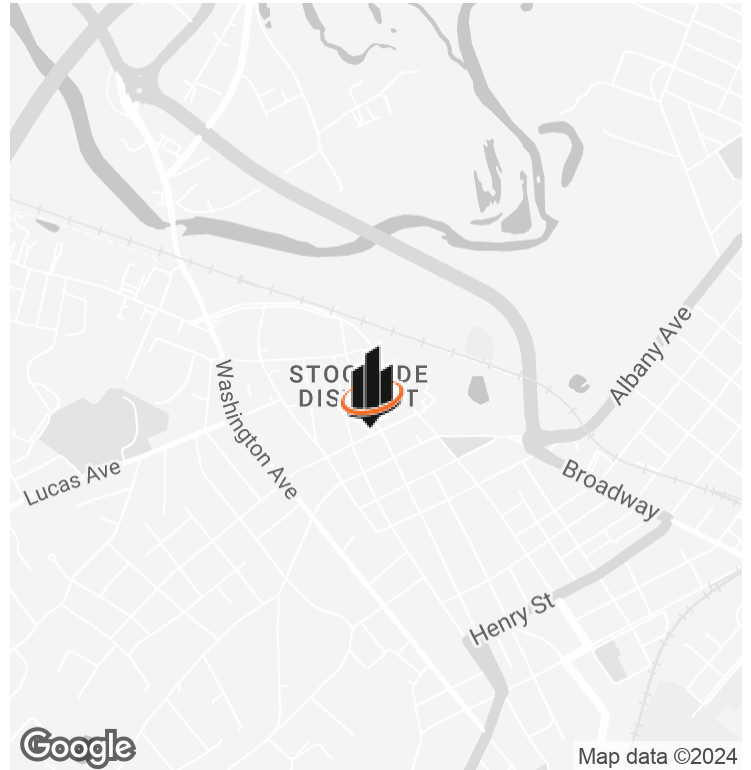
JOSEPH DEEGAN, CCIM

O: 845.339.9100 x14

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NY #10491205235

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity: a distinguished 3,222 SF office building, zoned T5MS, (Main Street Mixed Use) strategically situated in the desirable Stockade District of Uptown Kingston, NY. Boasting a thoughtfully designed layout with multiple offices and bathrooms across three floors, this property offers versatility for a range of office configurations, making it an ideal prospect for discerning office building investors/users. With its prime location and sought-after zoning, the property presents exceptional potential for business success. Embrace the opportunity to elevate your commercial real estate portfolio with this well-positioned asset. This property includes 9 parking spots on site.

OFFERING SUMMARY

SALE PRICE:	\$725,000
LOT SIZE:	3,750 SF
BUILDING SIZE:	3,222 SF

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PROPERTY HIGHLIGHTS

- Prime 3,222 SF office building
- Zoned T5MS for versatile commercial use
- Ideal location in Uptown Kingston Stockade District
- Flexible layout for various office configurations
- Proximity to key amenities and transportation
- Strong investment potential in a growing market
- Prominent visibility and accessibility
- Thoughtfully designed for optimal functionality
- Well-suited for professional services
- 9 Parking spaces on site

ADDITIONAL PHOTOS



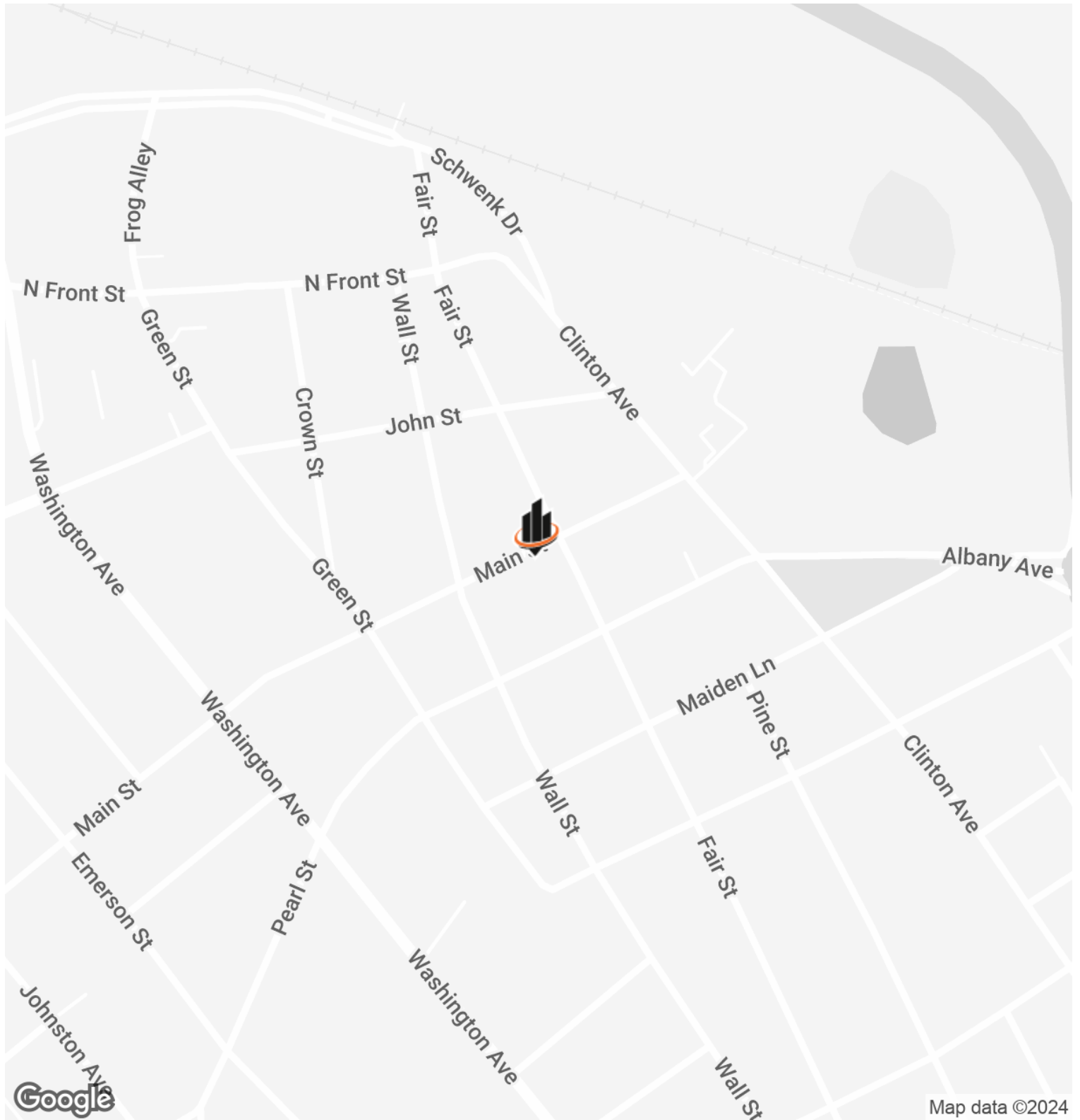
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LOCATION MAP



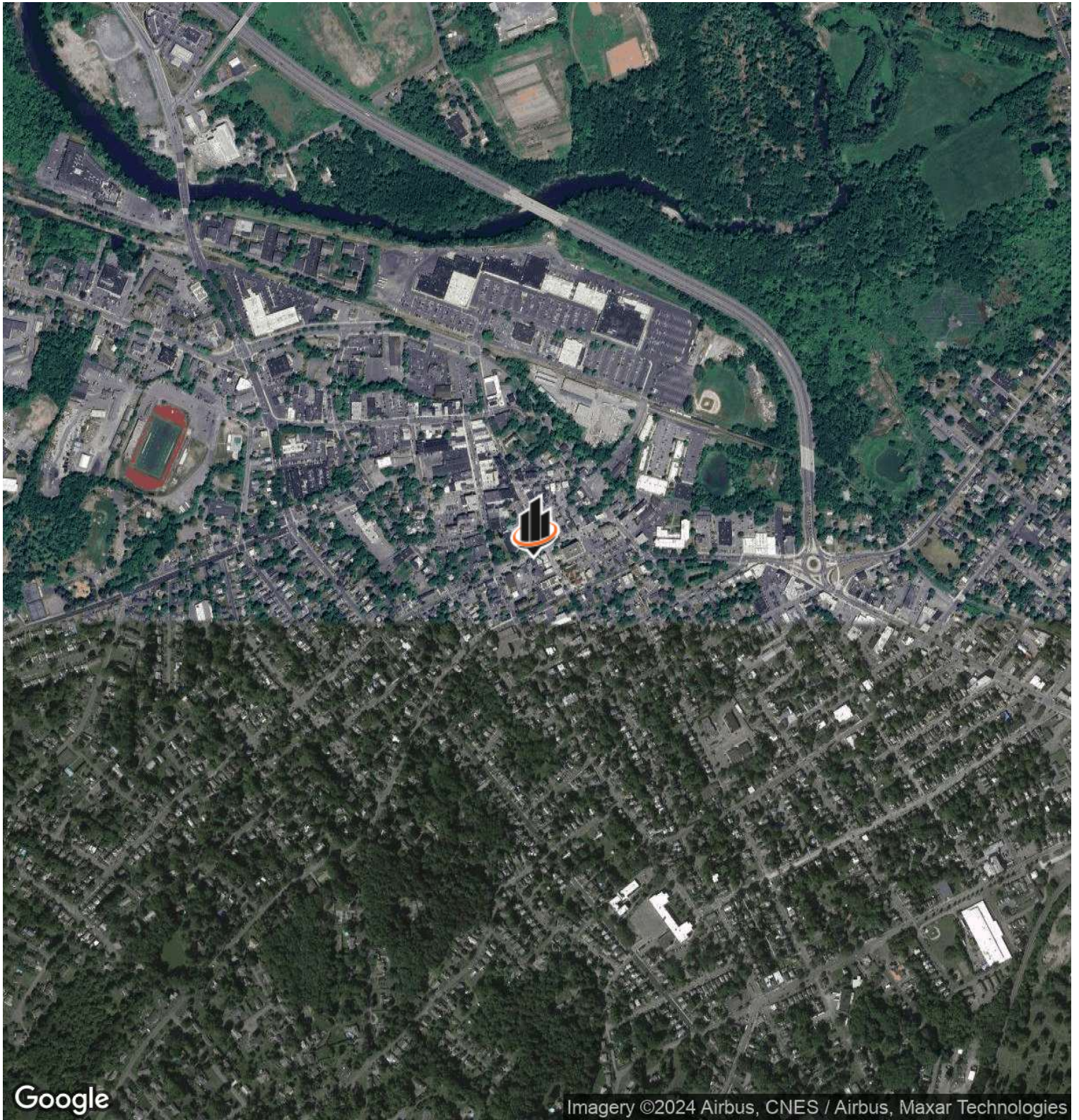
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AERIAL MAP



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ADVISOR BIO 1



JOSEPH DEEGAN, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Before his affiliation with SVN International Corporation, Mr. Deegan founded and successfully operated Deegan-Sanglyn Commercial Real Estate, a full service commercial real estate advisory firm offering landlord & tenant representation, site selection, development, consulting and property management services.

Mr. Deegan has served in all offices of the Hudson Valley New York State Commercial Association of Realtors chapter as well as all offices of the Upstate NY CCIM (Certified Commercial Investment Member) Chapter for which he is currently serving as President. In addition he is a New York State approved instructor.

He has served locally on the Ulster County Development Corporation, Gateway Community Industries, Ulster County Chamber of Commerce, YMCA of Ulster County and the John A. Coleman Catholic High School Board of Directors.

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