



## Terri's Deli

56 Emerson St, Kingston, NY 12401



### Christina Ahouse

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## 56 Emerson St

\$945,900

Terri's Deli · Est. 1971 · Chronogrammy 2025 1st place winner for best deli in the Hudson Valley

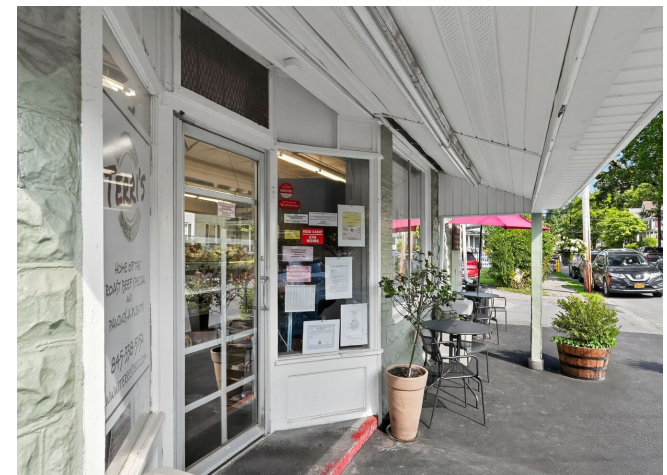
Located in one of Uptown Kingston's most desirable, densely populated residential neighborhoods, Terri's holds the exclusive distinction of being the only commercial property in the area, with grandfathered zoning that protects its long-term commercial viability.

What's Included:

- \*The Business — Fully operational, profitable, and locally beloved
  - \*The Building — Prime property with strong visibility and walkability
  - \*All fixtures, equipment & inventory — upgraded and meticulously maintained
  - \*An established brand & loyal customer base — generations deep
- Over the past seven years, the current owners have invested significantly in:
- \*Infrastructure and kitchen upgrades
  - \*Streamlined operations for efficiency
  - \*Expanding...

For more information visit:

<https://www.loopnet.com/Listing/56-Emerson-St-Kingston-NY/36602018/>



Price:	\$945,900
Property Type:	Retail
Property Subtype:	Convenience Store
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	10.00%
Lot Size:	0.09 AC
Gross Building Area:	3,403 SF
No. Stories:	1
Year Built:	1940
Parking Ratio:	1.47/1,000 SF
Zoning Description:	T4-N
APN / Parcel ID:	0800-056.090-0006-033.000-0000
Walk Score ®:	77 (Very Walkable)

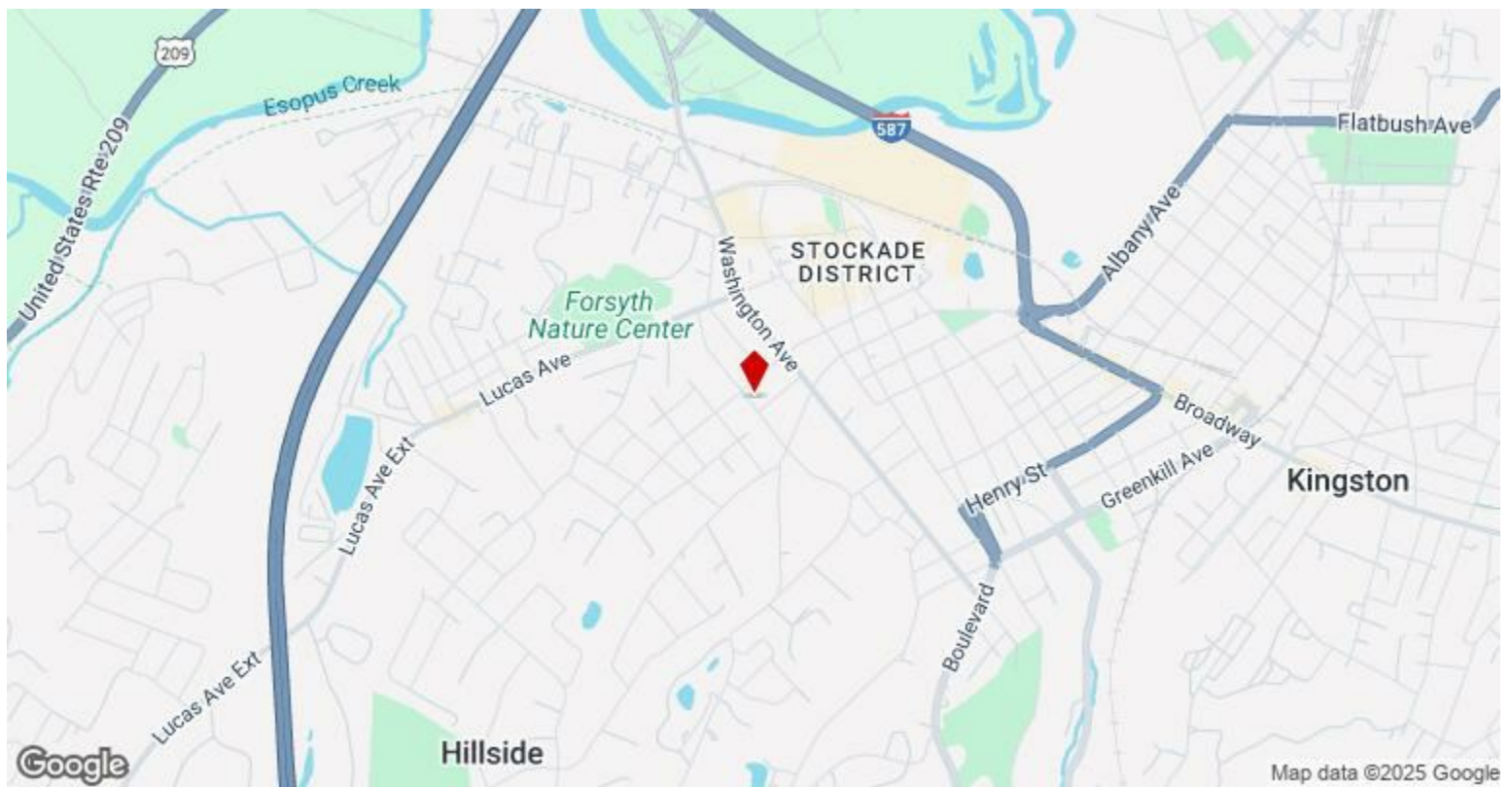
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Terris Deli	-	





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