



SALE / LEASE

145 Sawkill

145 SAWKILL RD

Kingston, NY 12401

PRESENTED BY:

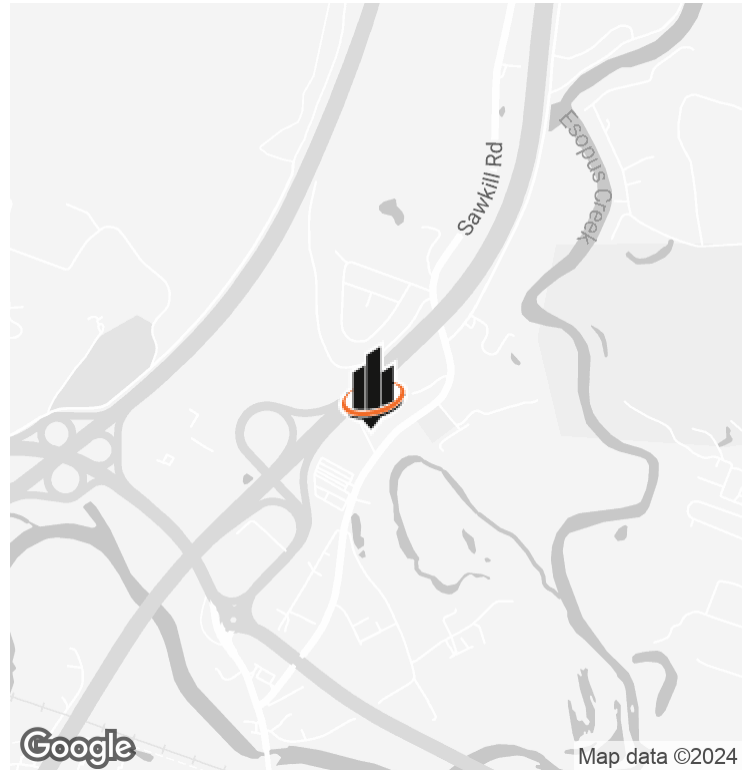
THOMAS COLLINS

O: 845.339.9100 x11

thomas.collins@svn.com

NY #10491205234

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$395,000
LEASE RATE:	\$16.00 SF/yr (NN)
AVAILABLE SF:	2,965 SF
LOT SIZE:	34,799 SF
BUILDING SIZE:	3,239 SF

PROPERTY DESCRIPTION

Introducing a prime owner/user property located at 145 Sawkill Rd, Kingston, NY. This well maintained 3,239 SF office building offers a great location in the greater Kingston market. Currently configured for medical office, with seven exam rooms and several private offices, reception and records areas. Recent updates include a new septic system and HVAC. Given its advantageous location and ample space, this property is poised is ideal for medical and/or general office use.

PROPERTY HIGHLIGHTS

- 3,239 SF building currently outfitted as medical office
- Well-maintained property built in 1985
- New A/C and heating units; new septic field
- Zoned OM Office & Manufacturing for various office uses
- Convenient location in Kingston, easy access to NYS Thruway, Rhinecliff Bridge
- Ample parking for employees and visitors
- High visibility and accessibility
- Proximity to local amenities and services
- Potential for customization and expansion

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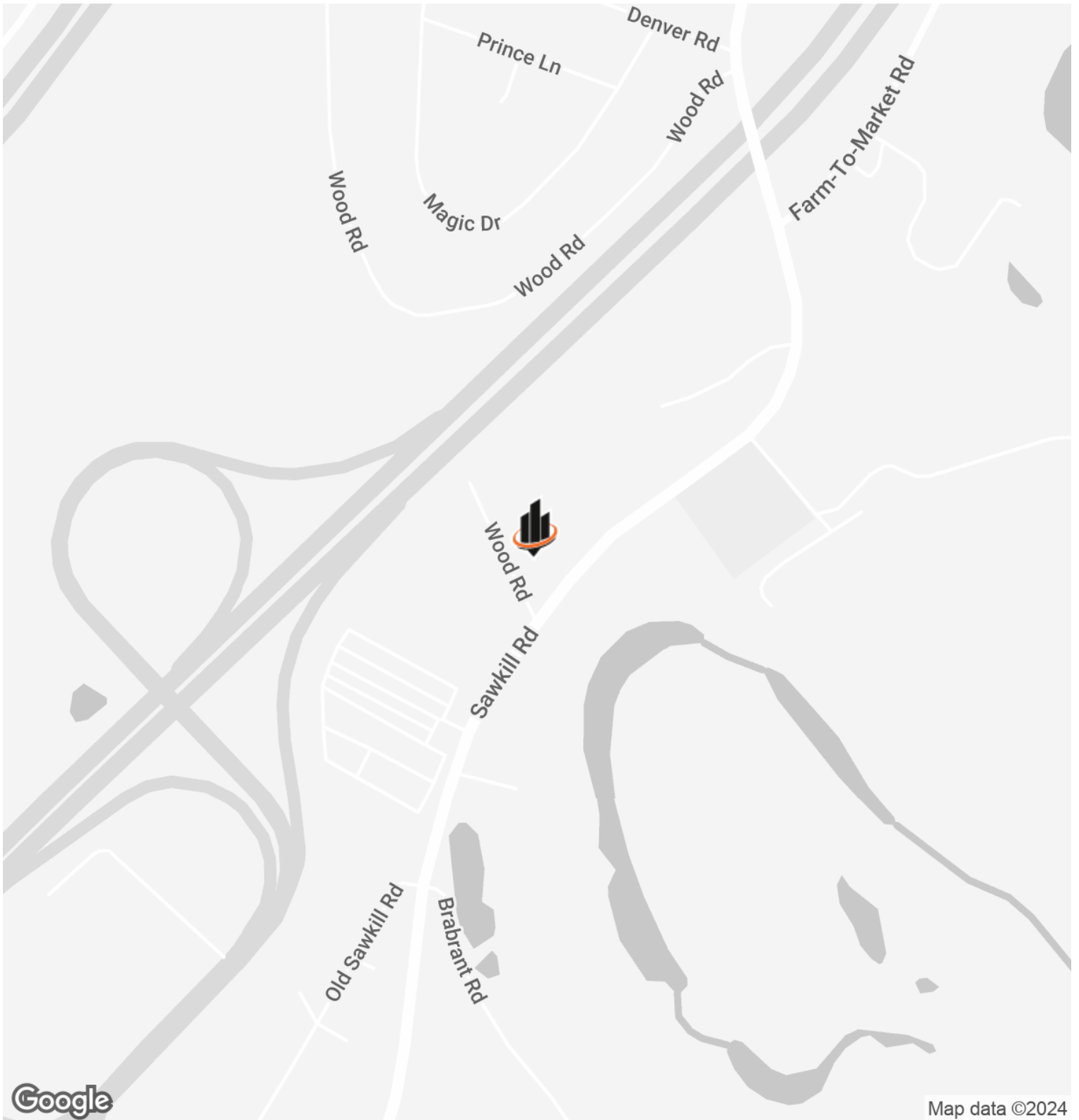
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ADDITIONAL PHOTOS



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LOCATION MAP



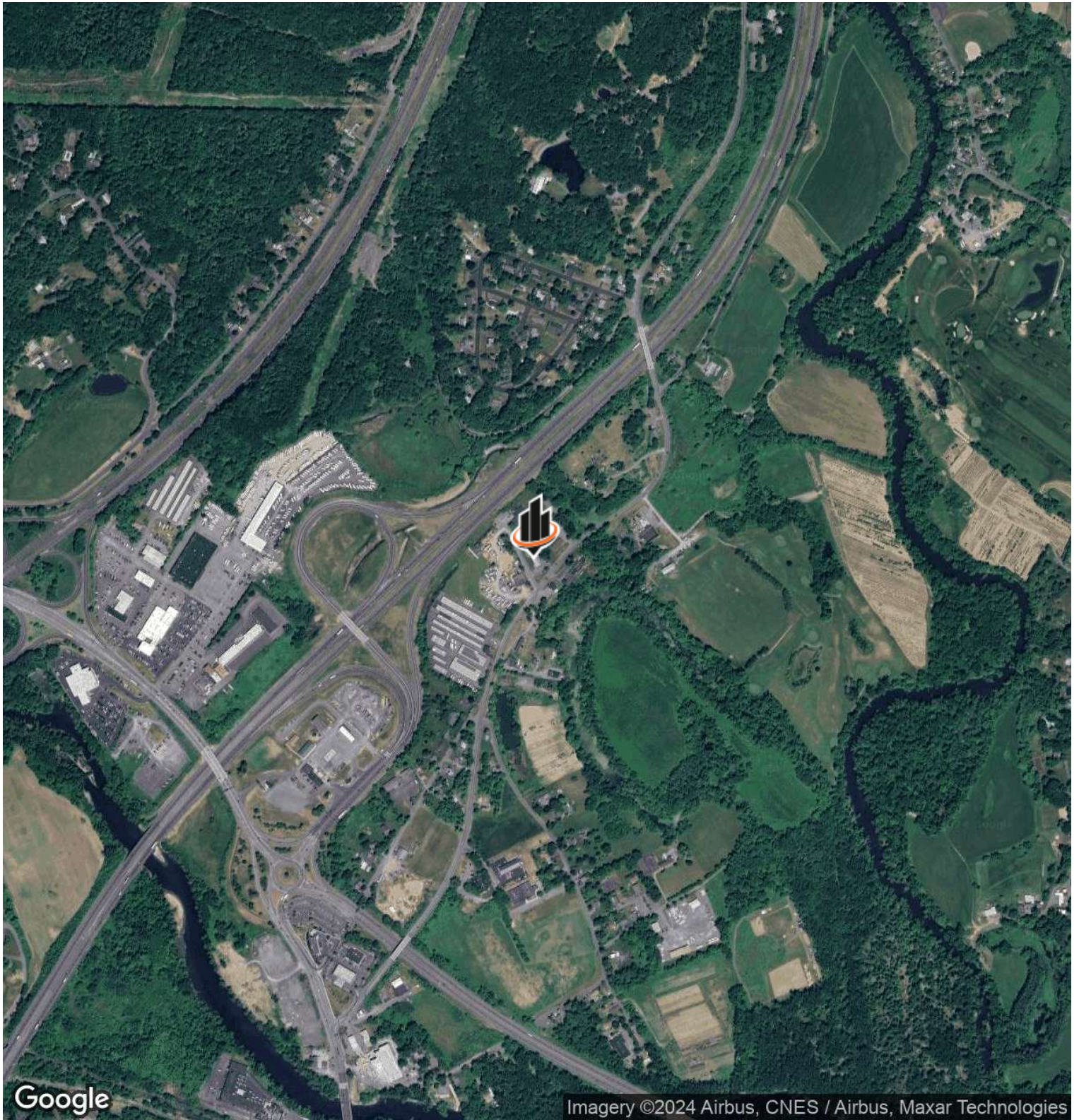
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AERIAL MAP



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ADVISOR BIO 1



THOMAS COLLINS

Managing Director

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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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