

\$425,000 - 147 Washington Avenue, Kingston

MLS® #20240553

\$425,000

Bedroom, Bathroom,
Multi-Family on 0 Acres

N/A, Kingston, NY

Located in the heart of historic Kingston, The Uptowner is a stylishly renovated two-family home offering an outstanding opportunity for investors—or owner-occupants looking to offset their mortgage. The property features two separate units, each with its own entrance and all utilities separated, including water & sewer. On the lower level is a roomy one bedroom unit, accessed from the rear of the house, while upstairs is a two bedroom unit, entered from the front door and up an interior stairwell. With a new roof in 2018, and gut-renovation in 2020, the building features all new interiors, new mechanicals, laundry and dishwashers in both units, and fresh kitchens and bathrooms. The building also features covered off-street parking, and a grassy fenced yard backing up to woods. Residing in the flexible T4 Neighborhood zoning code, this property allows for full-time/non-owner-occupied short-term rental, subject to Sec 405.21.D of Kingston's zoning code. The first floor is currently used as a high-performing, and fully-licensed, short-term rental. All furnishings in this unit are available for purchase, making it a turnkey opportunity for a new owner. The upper unit is long-term tenant occupied, with tenant vacating April 30. Based on income from the building's current use as a mix of both long-term and short-term rentals, the property is priced at a very healthy 9.7% CAP Rate. Could also easily be converted back to a single-family home, as well. Whatever you choose, you can't lose!!



Don't miss this low-maintenance and cash-flowing opportunity in prime Uptown Kingstonâ€”â€”convenient to shopping, dining, parks, public transit, and bus service to/from NYC.

Built in 1892

Essential Information

MLS® #	20240553
Price	\$425,000
Acres	0.09
Year Built	1892
Type	Multi-Family
Sub-Type	2 Family
Style	VICTORIAN, DUPLEX, TOWNHOUSE
Status	PENDING
MLS	ucbr_sold

Community Information

Address	147 Washington Avenue
Area	KINGSTON,CITY
Subdivision	N/A
City	Kingston
County	Ulster County
State	NY
Zip Code	12401

Amenities

Parking	DRIVEWAY, CARPORT, 1 CAR
# of Garages	1
Garages	Carport Attached

Interior

Appliances	DRYER, REFRIGERATOR, WASHER, DISHWASHER, RANGE
Heating	HOT WATER, RADIATORS
Cooling	NONE
Has Basement	Yes
Basement	UNFINISHED, INTERIOR ACCESS

Fireplaces NONE

Exterior

Exterior Features FENCED FULL, OUTSIDE LIGHTING, FENCE, PAVED WALKWAY
Lot Description LEVEL
Roof ASPH SHINGLE
Construction FRAME/STICK

School Information

District KINGSTONCONSOLD

Additional Information

Date Listed March 7th, 2024
Days on Market 38
Zoning T4N