

\$559,000 - 63 W Union Street, Kingston

MLS® #20230905

\$559,000

Bedroom, Bathroom,
Multi-Family on 0 Acres

N/A, Kingston, NY

Introducing Union Townhouse: an incredible opportunity for an investor or owner-occupant to claim a piece of Kingston history. Located in the historic Rondout district, this four-story brick building just underwent a complete gut renovation. Three modern units enjoy open-concept living spaces, high ceilings, and an abundance of oversized windows. All units share access to a low-maintenance backyard space, perfect for entertaining or relaxation. And the south-facing front porch, with original decorative woodwork, harkens to the building's past while welcoming residents and guests. Unit 1 is an approximately 1000sf 2 bedroom, 2 bathroom duplex that makes up the first two floors of the building. The contemporary finishes and soaring ceilings of the open concept upper living/kitchen/dining level make this unit feel like a SoHo loft. Units 2 and 3 on the upper two floors of the building are both 1 bedroom, 1 bathroom apartments with similar finishes as unit 1—but slightly different bathroom vanities and floorplans. Unit 2 on the third floor is the smallest, at around 640sf, but enjoys a south-facing bedroom with large alcove for a home office, nursery, or walk-in closet. Unit 3 clocks in around 650sf, and has the largest bathroom and a cozy bedroom on the back of the building. This top-floor unit also gets gorgeous light all day, and has an incredible direct view of the iconic Wurts Street Bridge. While this newly-renovated building has not yet been occupied, a pro forma forecasting a 7.4% Cap Rate is available upon



request. Everything in the building is newâ€”including roof, windows, stairs, floors, electric, and mechanicalsâ€”and separate gas and electric meters for each unit mean tenants pay all utilities except water, sewer, and common area lighting. The building is centrally-located by Cornell Park and the Wurts Street Bridge promenadeâ€”and is just a 4 min walk from Kingston's scenic Rondout Creek waterfront, featuring marinas, occasional live music, and a weekly farmers market. This freshly updated 3-unit townhouse is also surrounded by an array of popular shops, dining, and entertainment, like: Armadillo, Brunette Wine Bar, Ole Savannah, Clove & Creek, Facets of Earth, Half Moon Donuts, Rosie General, Kingston Wine Co, and the Hudson River Maritime Museum. Dont miss out on the chance to buy this rare offering, in one of the Hudson Valley's most sought-after communities! [3D VIRTUAL TOUR LINKED IN THE LISTING]

Built in 1950

Essential Information

MLS® #	20230905
Price	\$559,000
Acres	0.04
Year Built	1950
Type	Multi-Family
Sub-Type	3 Family
Style	SEMI ATTACHED, ROWHOUSE, TOWNHOUSE
Status	SOLD
MLS	ucbr_sold

Community Information

Address	63 W Union Street
Area	KINGSTON,CITY
Subdivision	N/A

City	Kingston
County	Ulster County
State	NY
Zip Code	12401

Amenities

Garages	None
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Interior

Interior Features	SMOKE DETECTOR, CARBON MONOXIDE DETECTOR, INSULATED DOORS, INSULATED LOW E WINDOWS, DIGITAL PROGRAM, THERMOSTAT, 9 FT CEILINGS, ELECTRIC STOVE CONNECTION
Heating	BASEBOARD, TANKLESS HOT WATER HEATER
Basement	CRAWL, PARTIAL, UNFINISHED, CONCRETE FLOOR

Exterior

Exterior Features	PARTIAL FENCED
Lot Description	LEVEL
Roof	MEMBRANE, RUBBER
Construction	FRAME/STICK, BRICK

School Information

District	Kingston Consolidated
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Additional Information

Date Listed	April 19th, 2023
Days on Market	361
Zoning	RT - Rondout