



The Uptowner

For sale by Catskill Mountain Houses.

 147 Washington Ave, Kingston, NY 12401



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. 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.

The Property

Property

Year built: 1892 (renovated 2020)

Bed/Bath: 3/2 (Total)

Units: Two (1br/1ba + 2br/1ba)

Sq ft: 1,573

Acres: 0.09

Road: Public

Top Amentities

- Compelling investment opportunity (9.7 cap rate)
 - Walkability
 - Stockade District proximity
 - Recent renovation/turnkey
-

Taxes

- Town & School: \$6,814
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Connectivity

- Internet: Spectrum High-Speed Internet available.
- Cell service: Excellent



The House

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.



Details

Utilities

- Electric: 200 AMP (100 AMP per meter/unit)
- Heat: Hot Water/Radiators (municipal gas)
- Cooling: N/A
- Water heaters: One Electric, One Natural Gas
- Septic: Municipal
- Water: Municipal

Appliances

- Stove/Oven: Ciarra (2)
- Fridge: Frigidaire (2)
- Washer/Dryer: Samsung (2)
- Dishwasher (2)

House Contents

Unit 1 contents available for purchase

Basement

Unfinished, interior access through first-floor unit (right door in dining room)

Driveway

Paved blacktop driveway with attached carport



Year built 1892 **Square footage** 1,593

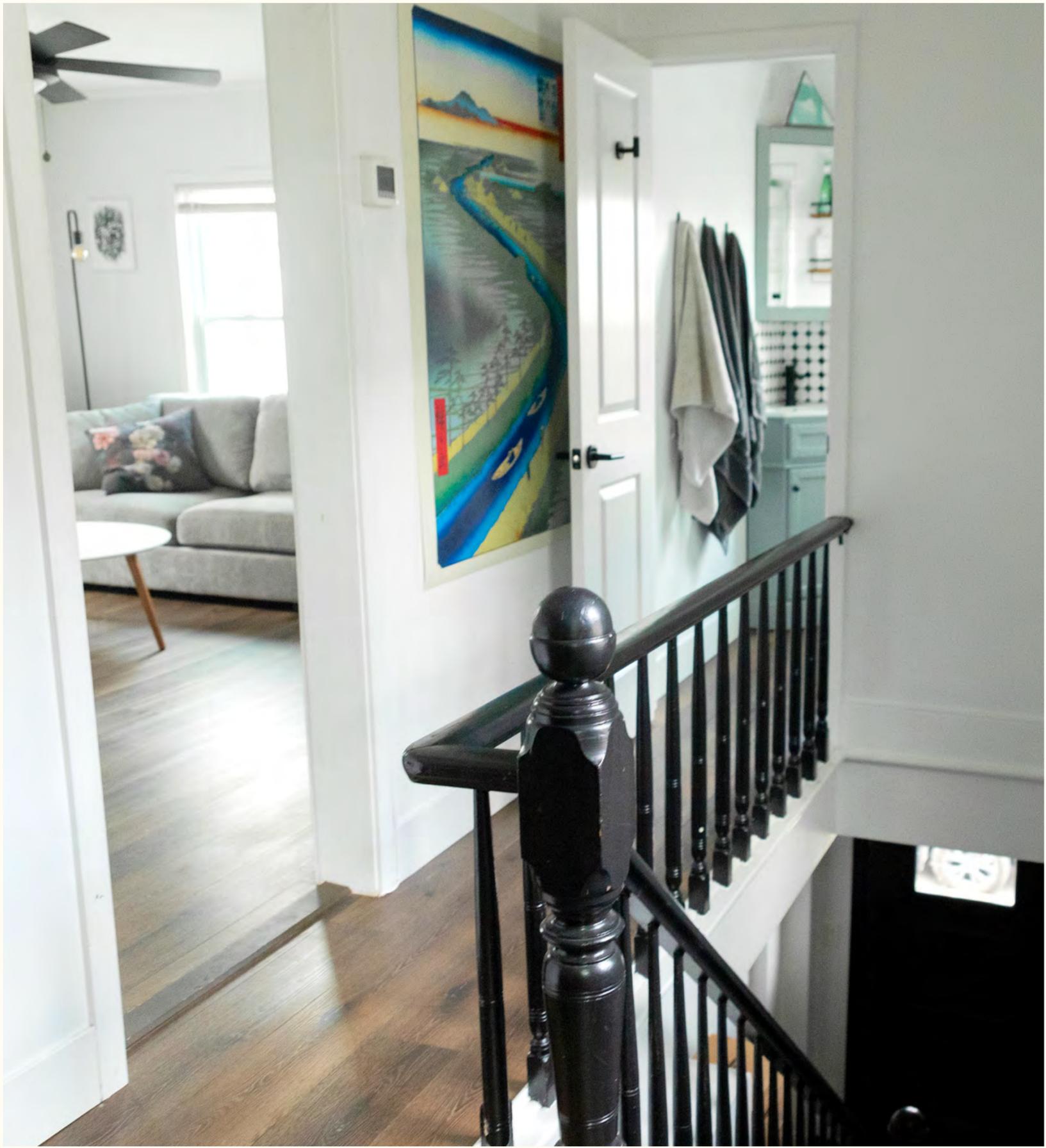
Unit 1





Unit 2





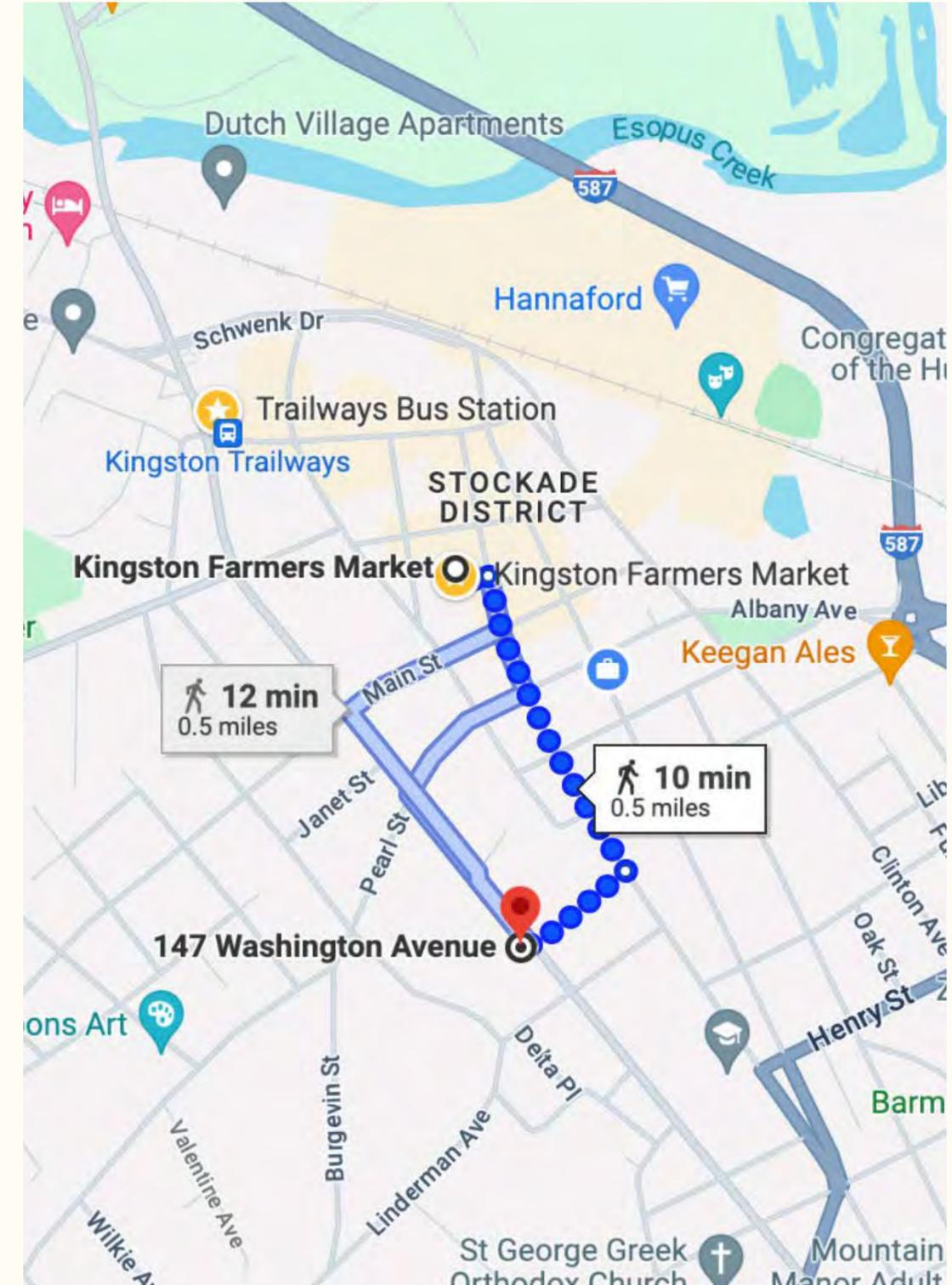
The Grounds

Clear, flat lot with a grassy fenced rear yard, backing up to woods. Forsythia hedges welcome Spring, and a stacked stone wall defining the rear yard border is a reminder of the area's storied past. The setting offers a peaceful respite in the midst of the bustling village.



The Location

Don't miss this low-maintenance and cash-flowing opportunity in prime Uptown Kingston--convenient to shopping, dining, parks, public transit, and daily bus service to/from NYC--and just a 2 hour drive north of Manhattan.



Private Showings

By appointment only, use showingtime, or email:
mj@hvcatskills.com

