

FOR SALE

Fully Leased Investment Property

65 ALBANY AVE

Kingston, NY 12401

PRESENTED BY:

THOMAS COLLINS, CCIM

O: 845.339.9100 x11

thomas.collins@svn.com

NY #10491205234



PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	65 Albany Ave
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	48.80-1-10.100
BUILDING SIZE	21,216 SF
LOT SIZE	1.9 Acres
BUILDING CLASS	B
YEAR BUILT	1989
YEAR LAST RENOVATED	2025
NUMBER OF FLOORS	2
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

Discover an exceptional investment opportunity at 65 Albany Ave, a premier 21,216 SF office building with 8 fully leased units. This meticulously maintained property, built in 1989 and thoughtfully renovated in 2025. Zoned T5-MS (Main Street Mixed Use), this centrally located property is the epitome of convenience and accessibility. With a 100% occupancy rate, savvy investors will find a compelling opportunity to secure a stable, income-generating asset in the thriving Kingston Uptown area. Immerse yourself in the promise of long-term returns and the prestige of prime commercial real estate with this remarkable property.

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- Fully Lease
- Central Location

VIEW FROM PARKING LOT



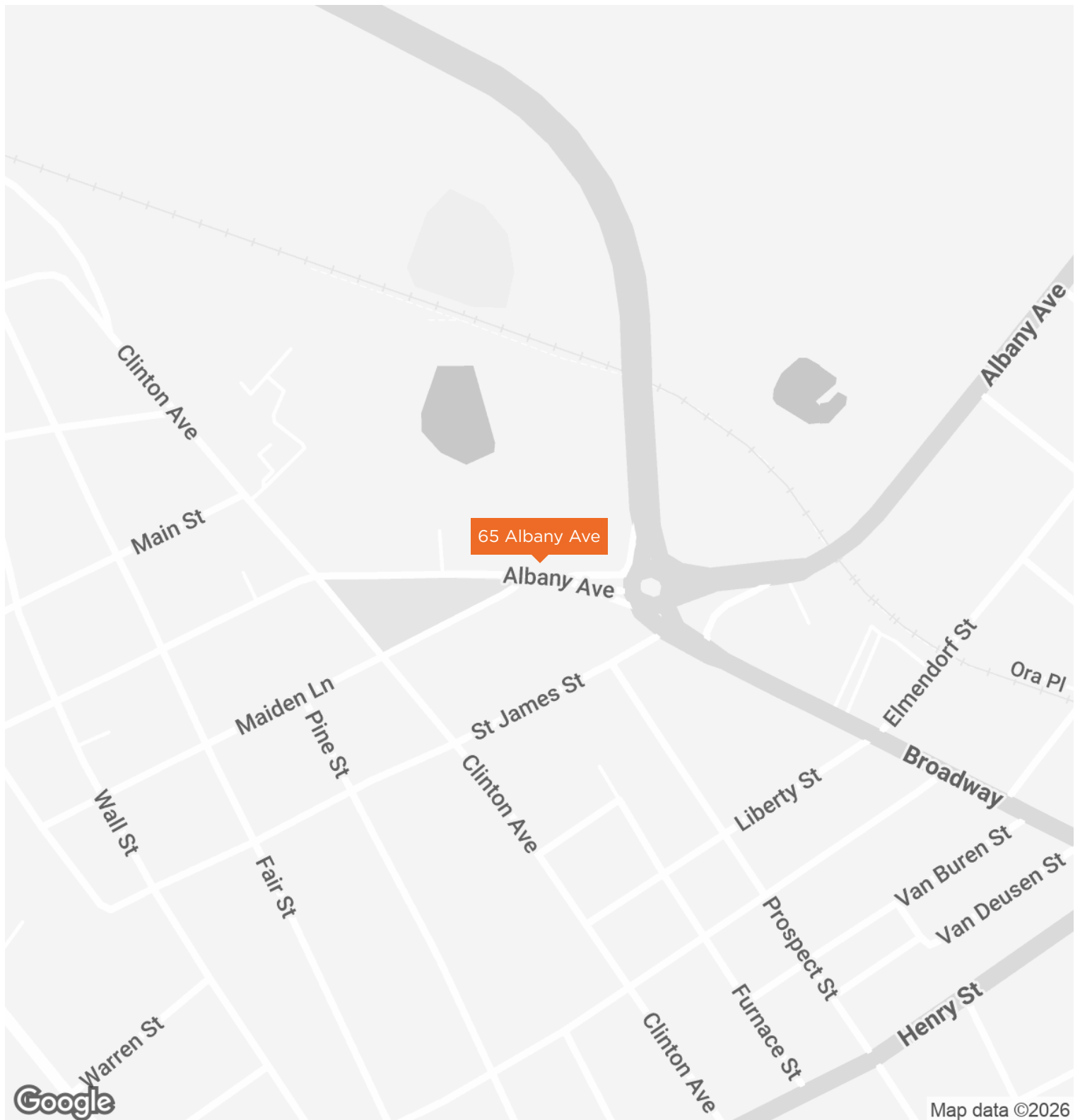
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LOCATION MAP



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AERIAL



10/01/2023

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RENT ROLL

SUITE	TENANT NAME	ANNUAL RENT	LEASE START	LEASE END
-	Jordan Trading	\$39,000.00	10/1/21	9/30/27
-	NYS Dept Education	\$101,060.00	07/01/2021	06/30/28
-	RWP Tax & Accounting	\$20,400.00	10/01/2021	09/30/2027
-	Blood Center	\$36,384.00	01/01/2006	01/32026
-	NFP Insurance	\$45,360.00	04/01/2011	03/31/2026
-	Children's Home of Wyoming Conference	\$19,800.00	02/01/2025	01/31/2028
-	Pilates	\$16,200.00	04/01/2017	01/09/2025
-	St. Catherines	\$35,520.00	01/01/2020	01/01/2026
TOTALS		\$313,724.00		

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INCOME & EXPENSES

INCOME SUMMARY		65 ALBANY AVENUE
VACANCY COST		-\$9,328
GROSS INCOME		\$298,766
EXPENSE SUMMARY		65 ALBANY AVENUE
RE TAXES		\$49,699
MAINTENANCE		\$7,800
INSURANCE		\$11,000
UTILITIES GAS/ELECTRIC/LANDLORD WATER		\$4,800
CLEANING SERVICE		\$8,900
SNOW REMOVAL/LANDSCAPING		\$7,000
SUPPLIES		\$2,500
HAVC SERVICE CONTRACT		\$3,000
TRASH REMOVAL		\$4,000
MISC.		\$6,000
REPAIRS		\$6,000
SECURITY		\$7,200
GROSS EXPENSES		\$117,899
NET OPERATING INCOME		\$190,196

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DISCLAIMER

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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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.

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