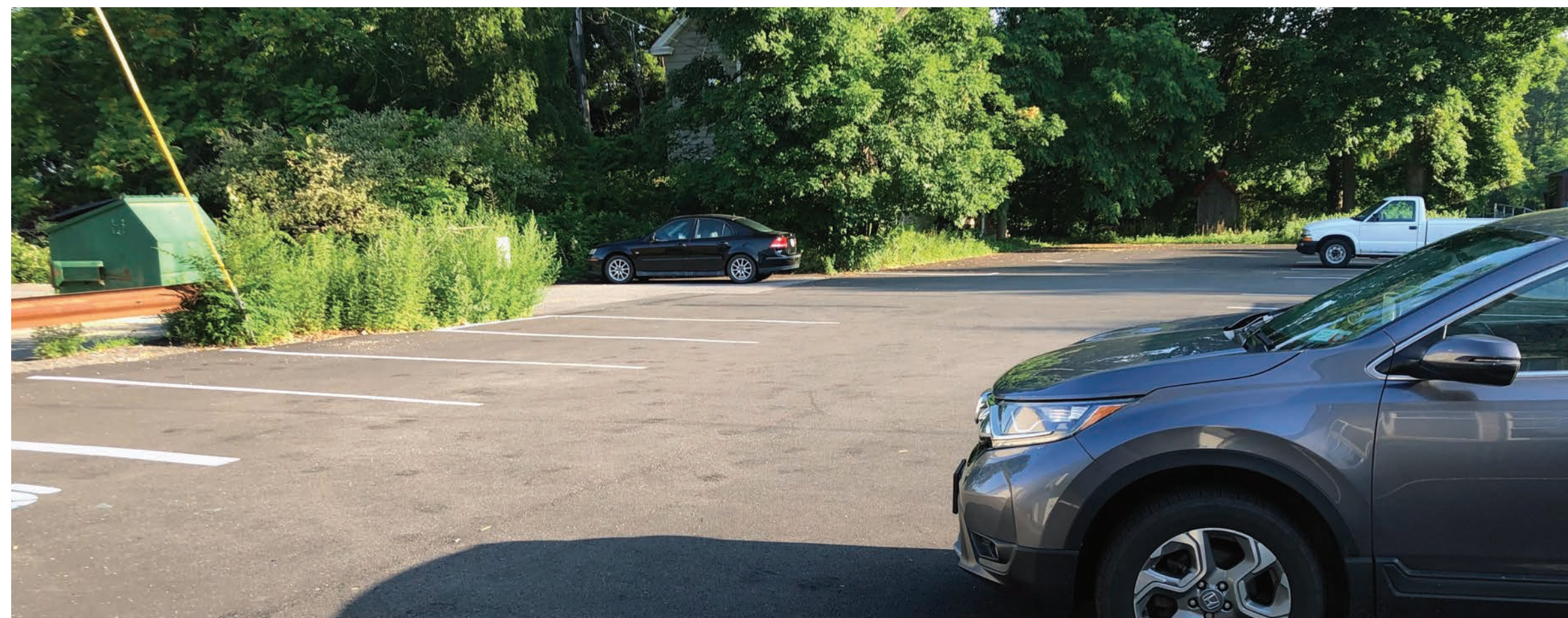


71 Albany Ave.

Commercial
Building for Sale

\$1,199,950

71 Albany Ave.
Kingston, NY 12401



ALL SUITES LEASED

75% CAP RATE

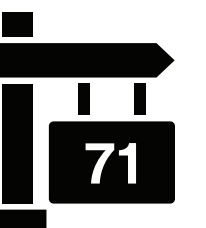
6 RENTAL SPACES

4 BATHROOMS

CENTRAL HEATING/COOLING

**OFF STREET PARKING LOT
WITH CHARGING STATION**

SECURITY CAMERAS INSTALLED





800 sf

Barber Shop

Unit 1



Lease Terms Annual

Unit 1 has its own bathroom and is responsible for all their own utilities. It has a split unit and a secondary heating and cooling furnace as a back up system. The lighting has been replaced to all new LED lighting. Tenant has occupied this space for 15 years. Front facing window with street view and entrance.

Perry's Barber Shop

Good Standing Tenant for 15 Years

Private Bathroom



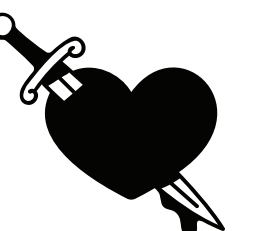
Tattoo Shop

Lease Terms Two Years

Unit 2 was renovated in 2020. It has a front facing window with separate street front entrance. Brand new LED lighting throughout. Brand new heat pump system with central air.

Unit 2

800 sf



Church

Lease Terms Two Years

Unit 3 is leased to a church and has a separate bathroom. All new LED lighting. They are responsible for their own utilities. New mini split and furnace back up system for heating and cooling installed. They also have street access and windows with their own entrance.



800 sf

Unit 3





800 sf

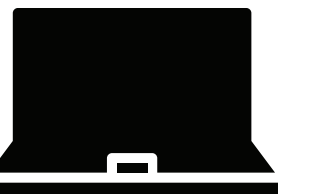
Accounting Office



Unit 4

Lease Terms Annual

Unit 4 has a reception area and 3 office spaces within the suite. It has a skylight and windows that face the parking lot. New LED lighting throughout and heat pump installed in 2022.



Music Studio

Lease Terms Three Years

Unit 5 was converted into a music studio in 2021 with an additional upstairs space, plus all new LED lighting. Studio is completely sound proof.

Unit 5

500 sf



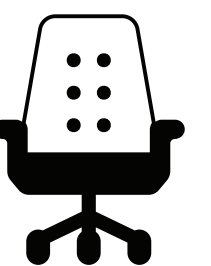
Office Single

125 sf

Unit 6

Lease Space Available

Single office space with large picture window.



Location

X miles from NYS thruway and Rt. 9W. Close to uptown Kingston Stockade District.



Thank you.

To schedule a viewing and walkthrough, please contact **Cris Hendrick, Property Owner.**

(845) 366-8895
crishendrick@gmail.com

