



KINGSTON, NEW YORK

31 GREEN STREET

NINE-UNIT UPTOWN MULTIFAMILY

OFFERED AT

\$1,100,000

CAP RATE

6.61%

UNITS

NINE (9)

OFFERED BY

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A nine-unit multifamily building in the heart of Kingston's Uptown — the city's historic Stockade district — pairing dependable in-place income with genuine below-market upside.



Dating to the turn of the last century, 31 Green Street is a nine-apartment building set one block from Kingston's Stockade — the walkable Uptown core of Wall Street dining, the Senate House, and the city's oldest streets. The unit mix of studios and one-bedrooms, with a single two-bedroom, suits the area's deep renter demand.

Several in-place rents sit well below today's market, leaving clear loss-to-lease upside as units turn. The building produces \$125,175 in gross annual income against \$52,421 of operating expenses — a 6.61% cap rate at the asking price, with room to grow as rents are brought toward Uptown market levels.

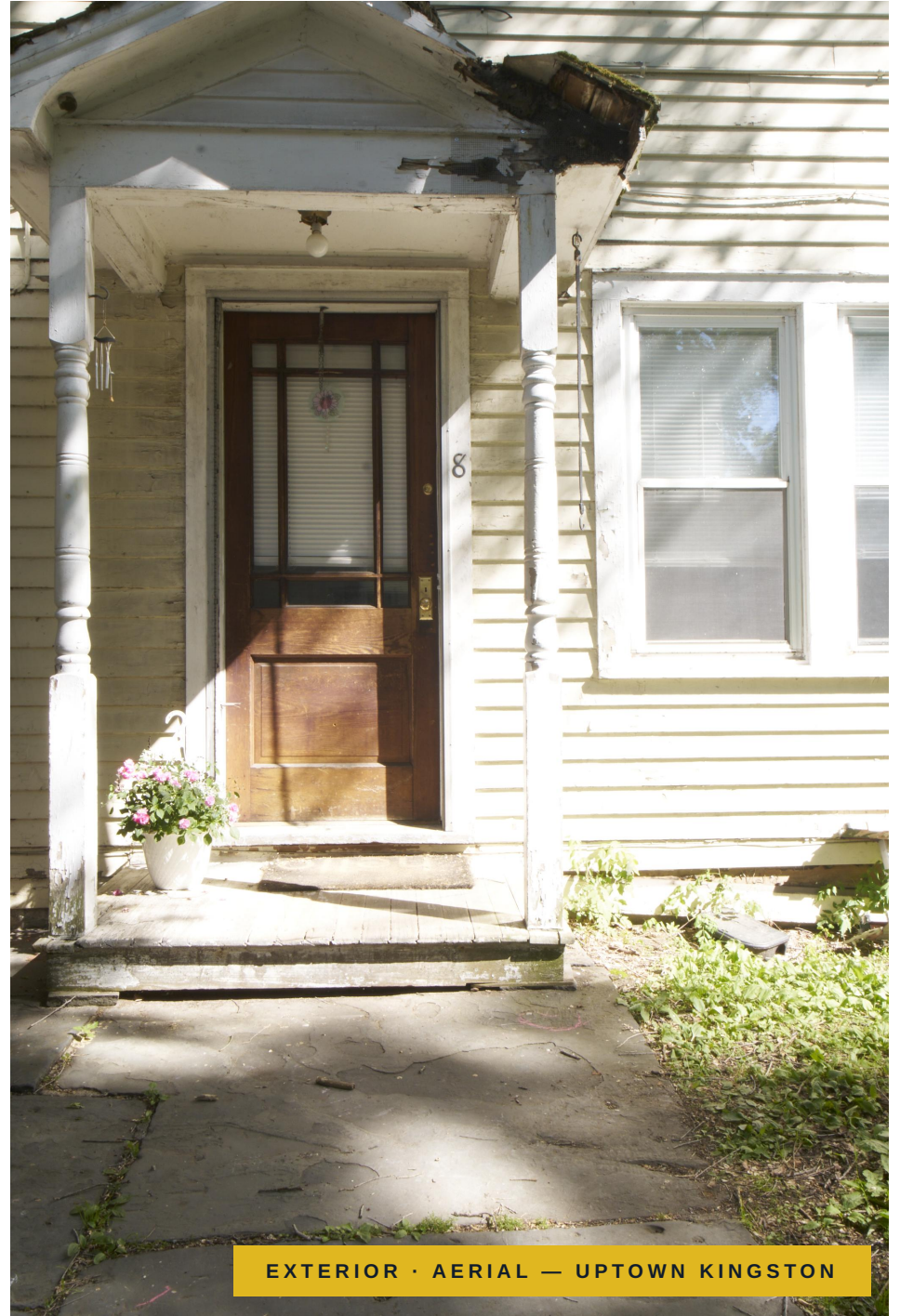
OFFERED AT

\$1,100,000**INVESTMENT HIGHLIGHTS**

- Nine units in Kingston's Uptown / Stockade district
- \$125,175 gross income — 6.61% cap at asking
- Free-market rents — not subject to ETPA stabilization
- Below-market legacy rents — clear loss-to-lease upside
- Studio & one-bedroom mix in deep renter demand
- Walk to Wall Street dining, Senate House & Kingston Plaza
- T4N-O zoning — flexible neighborhood residential

02

THE BUILDING



EXTERIOR · AERIAL — UPTOWN KINGSTON





03 INCOME & EXPENSES

SELLER-PROVIDED · MAY 2026

RENT ROLL

UNIT	TYPE	MONTHLY	ANNUAL
1	Studio	\$1,105	\$13,260
2	1 Bed / 1 Bath	\$1,190	\$14,280
3	1 Bed / 1 Bath	\$1,360	\$16,320
4	1 Bed / 1 Bath	\$1,284	\$15,408
5	1 Bed / 1 Bath	\$667	\$8,007
6	Studio	\$1,000	\$12,000
7	1 Bed / 1 Bath	\$1,360	\$16,320
8	2 Bed / 1 Bath	\$1,785	\$21,420
9	1 Bed / 1 Bath	\$680	\$8,160
TOTAL INCOME		\$10,431	\$125,175

OPERATING EXPENSES

LINE ITEM	ANNUAL
Property Taxes	\$27,708
Insurance	\$3,830
Owner-Paid Utilities	\$6,800
Vacancy Reserve (3%)	\$3,755
Maintenance (4%)	\$5,007
Water & Sewer	\$3,671
Lawn & Snow Removal	\$1,200
Garbage	\$450
Total Expenses	\$52,421
Profit / (NOI)	\$72,754

ASKING PRICE

\$1,100,000

NET OPERATING INCOME

\$72,754

CAP RATE

6.61%

PRICE / UNIT

\$122,222

Last updated May 2026. Information provided by the seller; buyer responsible for verifying accuracy. 2026 full market value per Ulster County is \$917,021 (Tax ID 56.91-1-18); a buyer should confirm the post-sale tax basis.



No part of Kingston wears its history as plainly as the Stockade — the walled Dutch settlement that became Uptown, and the civic heart the city has grown around ever since.

The Stockade was laid out in 1658, when Peter Stuyvesant ordered a defensive wall around the Esopus settlement. Its grid of stone houses survived the centuries, and in 1777 Kingston became the first capital of New York State — the Senate met just blocks from Green Street before the British burned the town that October. The streets were rebuilt in the same bluestone and brick, and the Stockade today holds one of the densest concentrations of pre-Revolutionary stone houses in the country.

Uptown grew outward from that core into Kingston's commercial center, anchored by the Wall Street and North Front Street district. After a quieter late-20th-century stretch, it has become the most active corner of the city — independent restaurants, the Kingston Farmers' Market, design shops, and the restored Senate House grounds now draw steady weekday and weekend foot traffic. 31 Green Street sits one block from that activity.

1658

STOCKADE WALLED AT STUYVESANT'S ORDER

1777

KINGSTON SERVES AS NEW YORK'S FIRST STATE CAPITAL

1975

STOCKADE DISTRICT LISTED ON THE NATIONAL REGISTER

Today

KINGSTON'S MOST ACTIVE DINING & RETAIL DISTRICT

05 MARKET OVERVIEW

UPTOWN · KINGSTON, NY

Kingston has emerged as the most active small city in the Hudson Valley — anchored by the Uptown arts and dining district, the Stockade historic core, and the Rondout waterfront. Uptown in particular draws full-time residents and weekend visitors to its Wall Street restaurants, galleries, and the Kingston Farmers' Market, sustaining steady rental demand within walking distance of 31 Green Street.

In 2024 Kingston adopted "Kingston Forward," a city-wide form-based code organized around walkable transect zones. 31 Green falls within T4N-O — a neighborhood transect supporting a mix of residential building types and small-scale neighborhood commercial uses.

SUPPLY & TENANCY

Kingston's historic housing stock and limited new multifamily construction keep well-located rental product tightly held. A studio and one-bedroom mix like 31 Green's serves the city's largest renter cohort, and the building's legacy rents leave measurable room to mark to market as units turn.

RENTAL FUNDAMENTALS

Citywide rents have climbed roughly 3.5% year-over-year, with the average Kingston apartment now at \$1,753. Studios market near \$1,449, one-bedrooms \$1,625, two-bedrooms \$1,898 — leaving measurable headroom against 31 Green's in-place rents.



\$1,753

AVG KINGSTON
RENT

+3.5%

YOY RENT
GROWTH

\$365K

MEDIAN HOME
VALUE

T4N-O

FORM-BASED
ZONE

06
DEMOGRAPHICS

23,748
POPULATION — 3 MILE

42
MEDIAN AGE

9,940
TOTAL HOUSEHOLDS

2.25
AVG HOUSEHOLD SIZE

\$67,423
MEDIAN HOUSEHOLD INCOME

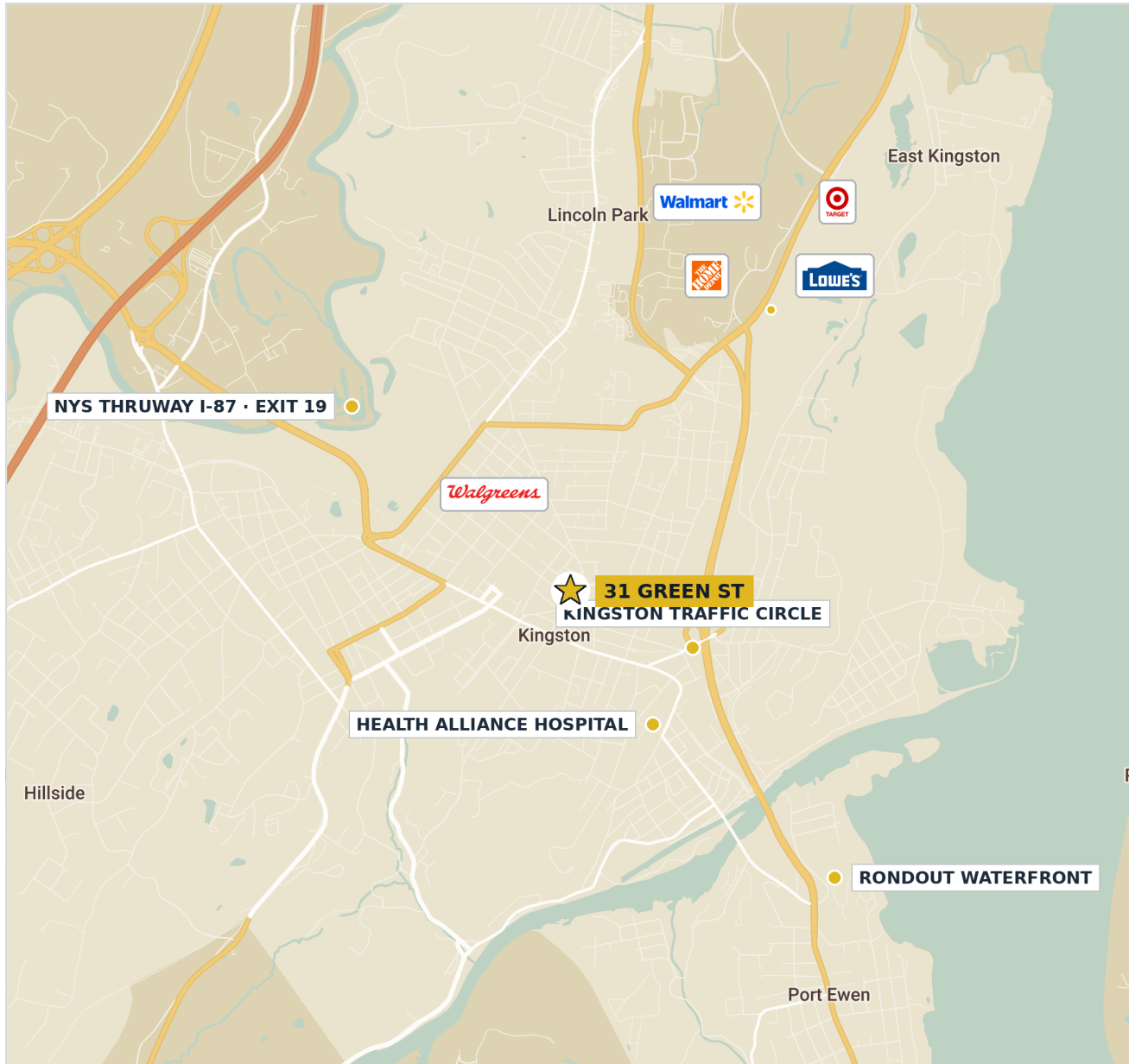
MEDIAN MARKET RENTS

STUDIO	\$1,449
ONE-BEDROOM	\$1,625
TWO-BEDROOM	\$1,898



07 AMENITIES & MAJOR RETAIL

WITHIN A SHORT DRIVE



WITHIN REACH

Uptown / Stockade District	0.1 mi
Wall Street Dining	0.2 mi
Kingston Library	0.3 mi
Health Alliance Hospital	0.6 mi
Walgreens	0.6 mi
Kingston Traffic Circle	0.9 mi
NYS Thruway, I-87 Exit 19	1.6 mi
Rondout Waterfront	1.8 mi
Lowe's Home Improvement	3.3 mi
The Home Depot	3.6 mi
Walmart Supercenter	3.7 mi
Target	3.8 mi
Metro-North — Poughkeepsie	19 mi

08 CONFIDENTIALITY & DISCLAIMER

LEGAL DISCLAIMER

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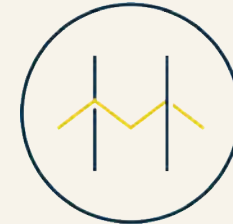
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