



OFFERED AT \$875,000 | PACKAGE SALE

154 & 156 Broadway Port Ewen, New York

Mixed-Use Commercial & Residential Portfolio · Ulster County

2 parcels

PARCEL PACKAGE

5,235 sf

TOTAL BLDG SF (EST.)

\$875K

ASKING PRICE

7–8%

EST. CAP RATE (RENTED)

INVESTMENT OVERVIEW

Two properties. *One compelling acquisition.*

Rarely does a buyer find two contiguous parcels in Port Ewen offering this breadth of flexibility. 156 Broadway delivers a fully updated commercial storefront with a high-ceiling rear workshop and prominent street visibility — ready for an owner-operator or a premium tenant. 154 Broadway adds a renovated two-story residential structure with updated units, generous green space, and off-street parking. Together, they present a portfolio strategy with multiple income paths and real value-add potential in one of Ulster County's most dynamic corridors.

The Hudson Valley continues to attract owner-occupier businesses, creatives, and investors relocating from the metro area. This package is positioned to capture that demand at every level — whether you occupy 156 and collect residential income from 154, lease the rear workshop independently, or hold both as a long-term investment.

156

COMMERCIAL / OWNER-USER

Street-facing retail/studio with floor-to-ceiling display windows. Rear workshop with drive-in access. High visibility on Broadway.

154

RESIDENTIAL / INCOME

Renovated two-story residential with updated units. Generous lot, deep green setback, off-street parking. Ideal owner-occupied or rental income.

WHY THIS PACKAGE WORKS

Multiple paths to income and value

- Occupy 156 Broadway as your business headquarters — studio, office, showroom, or service business — while 154 generates immediate rental income
- Lease both properties: commercial tenant at 156 + residential at 154 for a projected combined gross income of \$98,700 annually
- Rear workshop space at 156 can be leased independently as an additional income stream
- Contiguous parcels provide long-term redevelopment and expansion optionality

PROJECTED ANNUAL INCOME (STABILIZED)

156 Broadway — Commercial	\$20,400
156 Broadway — Rear Workshop	\$36,000
154 Broadway — Residential Units	\$42,300
Estimated Gross Annual Income	\$98,700

Projections are estimates based on current market conditions and are not guaranteed. Buyer to conduct independent due diligence.

Gene Rios

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Gene Rios Realty

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156 Broadway **COMMERCIAL**

PROPERTY TYPE Mixed-Use Commercial	ZONING Commercial (C)
GROUND FLOOR Storefront / Studio	REAR SPACE Workshop w/ Drive-In
BUILDING SF 3,363 SF	STREET FRONTAGE Broadway — High Visibility

HIGHEST & BEST USE SCENARIOS

- 01** **Owner-Operator Headquarters**
Architecture firm, design studio, creative agency, medical/wellness office, or showroom — with live/work upside at 154

- 02** **Retail or Service Business**
High-visibility Broadway frontage with large display windows — ideal for boutique retail, gallery, or client-facing service business

- 03** **Workshop & Fabrication**
Drive-in rear bay purpose-built for auto restoration, woodworking, metal fabrication, or light manufacturing

- 04** **Full-Portfolio Lease**
Premium commercial tenant at 156 + residential tenants at 154 — hands-off investment at projected 7–8% cap rate

154 Broadway **RESIDENTIAL**

STRUCTURE Two-Story Residential	BUILDING SF 1,872 SF
UNITS Updated Interiors	APPLIANCES Commercial-Grade
PARKING Off-Street Available	INCOME TYPE Owner-Occ. or Rental

LOCATION ADVANTAGE

Port Ewen sits at the gateway to Kingston — one of New York's fastest-growing small cities and a top destination for Hudson Valley investment. Broadway corridor benefits from strong foot traffic, proximity to the Rondout waterfront, and a growing base of design-forward businesses, restaurants, and creative enterprises. Minutes from the Kingston-Rhinecliff Bridge and under two hours from Manhattan.

THE PACKAGE DEAL ADVANTAGE

Acquire both. Occupy one. Earn on the other.

- Combined acquisition eliminates future competition risk — no neighbor disruption of your business
- Residential income offsets commercial carrying costs from day one
- Contiguous lots offer long-term development and assemblage value
- Both properties sold together only — priced to reflect portfolio value

MARKET CONTEXT

Avg. Commercial Lease Rate, Broadway	\$14–\$18 / SF NNN
Avg. Residential Rent, Port Ewen	\$1,600–\$2,200 / mo
Drive to Manhattan (I-87)	Approx. 1 hr 50 min

LOCATION
Broadway Corridor, Port Ewen
Ulster County, New York 12466

PROXIMITY
2 min to Rondout Waterfront
5 min to Kingston CBD · 110 mi to NYC

TO SCHEDULE A TOUR
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