

334 Broadway, Kingston, New York 12401, Ulster County**Listing**MLS#: **939809**
Status: **Active**Prop Type: **Commercial Sale**
Sub Type: **Business**Price: **\$1,699,000**
DOM/CDOM: **17 / 17**

1 / 34 Aerial view

City/Township:	Kingston	County:	Ulster County
Post Offc/Town:	Kingston	Stories in Bldg:	
Yr Built:	1966	Sqft Total:	9,580 CubiCasa
Property Cond:		Acre(s):	0.58
Building Name:		Lot Size SqFt:	25,264
Waterfront:	No	Lease Amount:	
Water Access:	No	Business Name:	
Business Type:	Automotive		

Public Remarks

Auto Mechanic Business, Mixed Use Building & Multi-Parcel Property Available. A rare opportunity to acquire a long-established and profitable automotive repair business in the City of Kingston. Bob's Automotive Repair, operating over 30 years is offered as a complete package: the business, the primary commercial facility, and an adjacent lot fit for expansion, parking or storage, a mixed use building with two store fronts and two residential apartments, perfect for rental units or staff housing along with a single-family home for multiple sources of income. The main auto repair business comes with a well-maintained commercial structure featuring four service bays, radiant heat, tall ceilings capable of accommodating full-size box trucks, and heavy-duty infrastructure designed for high-performance operations. Natural gas is available. The office area is equipped with mini-splits for efficient heating and cooling, providing a comfortable workspace year-round. Offering includes: A successful automotive repair business with over 30 years of operation Four total parcels Commercial property with a total of four-bay auto shop One lot contains building with two store front and two apartments, auto office space and two bays A separate single-family home An adjacent lot offering expansion or additional parking potential Located in a high-visibility Kingston corridor on Broadway. This property supports steady traffic, strong customer retention, and multiple revenue streams. Ideal for an owner-operator or investor seeking a profitable business with real estate in a high demand area of Kingston. Prime Kingston Location: Situated in the vibrant City of Kingston, in a high visibility spot on Broadway that supports steady traffic, strong customer retention and exceptional accessibility. It's less than two hours from New York City, making it ideal for investors and operators looking to tap into both local and downstate markets. The shop sits just 10 minutes from the NYS Thruway (I-87), offering seamless north-south travel. It's also conveniently located near major regional connectors, including quick access to the Mid-Hudson Bridge toward Poughkeepsie, providing easy east-west commuting. Set in a fast-growing Hudson Valley city known for its thriving arts scene, historic charm, and expanding small-business economy, this property presents immense potential—both as a business operation and a long-term real estate investment. A rare chance to own an established Kingston business plus multiple income-producing properties—don't miss this versatile and high-value add opportunity.

Improvement Remarks**Interior Features**Basement: **Yes, See Remarks**

Elevator:

Exterior Features

Construction: **Brick**
Pool:

Sprinkler System:

of Buildings: **3**

Systems & Utilities

Cooling: **Individual**
Heating: **Baseboard, Forced Air, Natural Gas, Radiant**
Utilities: **See Remarks**
Electric Co: **Central Hudson**

Sewer: **Public Sewer**
Water: **Public**
Water/Sewer Expense:
Other Equip:

Property/Tax/Legal

Tax ID#: **[0800-056.026-0011-012.000-000](tel:0800-056.026-0011-012.000-000)** Taxes Annual: **\$24,423.00** Tax Year: **2025**
Permitted Uses: Assessed Value: **\$458,000** Tax Source:
Building Class: Build To Suit: Investment Prop: **Yes**
Max Cont Sqft: Min Divisible Sqft: Zoning Code: **com 1**
Property Attchd: **No** # of Lots:

Agent/Broker Info

List Office: **[Serhant LLC \(SERHNT01\)](#)** List Agent: **[Yameil Nunez \(55741\)](#)** 
Office Phone: **646-480-7665** Contact #: **973-495-7371**
LA Email: **yameilrealestate@gmail.com**

Showing

Showing Rqmts: **Appointment Only, Call Listing Agent, Showing Service** Showing Contact Ph:
Directions: **From the NY Thruway to exit 19 take the roundabout to 587 make a left on broadway to 338-334 next to Burger King**

Listing/Contract Info

Income/Exp Info: Gross Income: **\$640,000** Operating Expense:
Tot Exp Year: Ann Rental Income: **\$56,400** Amortized Over:

Seller to Consider Concession: **No** Concession Amount Considered:
List Date: **12/01/2025** CDOM: **17** Owner Name: **Kerrigan** Negot Thru: **Listing Agent**
On Market Date: **12/07/2025** Expiration Date: **06/30/2026**
Contract Date: Contract Price:
Listing Agreement: **Exclusive Right To Sell** Orig List Price: **\$1,699,000** \$/SqFt: **\$177.35**
Special Listing Conditions: **None**
Agent Only Remarks: **Accompanied showing. Please provide letter from lender/POF.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.