

\$3,300,000 - 104 Smith Avenue, Kingston

MLS® #20212388

\$3,300,000

Bedroom, Bathroom, 74,414 sqft
Commercial on 2 Acres

N/A, Kingston, NY

Prime Development Opportunity - In the heart of Kingston, 2.3 acres with 74,414 square feet of retail, office and warehouse space is ready to be repurposed to its highest and best use. Most recently the home of Fowler and Keith Industrial Supply, this property has an intoxicating history that includes bootlegger "Legs" Diamond storing moonshine in its barrel factory during Prohibition! Comprising most of a city block in the center of the Midtown Arts District, there is over 800 feet of frontage on Smith Avenue, Bruyn Avenue and Cornell Street. Most of the building space consists of two old 2-story industrial buildings that have been joined, expanded and upgraded. All space is now fully sprinklered with smoke and heat alarms and a security system. A 2,870 square foot garage is the third of 3 structures. With the exception of occupancy in one of two office suites, this property is currently vacant. M-2 General Manufacturing zoning affords many by-right uses including office/professional, manufacturing, research/development/design labs, restaurants/drinking establishments and more. Placement in the Midtown Mixed Use Overlay District allows and encourages multifamily residential housing above retail and/or commercial uses for mixed-use, pedestrian-based neighborhood development. This property obtained preliminary approval for a 72 unit mixed-use housing development, plans for which are available upon request. The former Kingston Barrel Factory, the rear



2-story brick building, is eligible for historic tax credits. Kingston, NY has been measured as THE hottest real estate market in the nation (Bloomberg), the bullseye of Hudson River Valley-Catskill Mountain region unparalleled in natural beauty, recreational resources, art, culture and cuisine.

Built in 1960

Essential Information

MLS® #	20212388
Price	\$3,300,000
Square Footage	74,414
Acres	2.30
Year Built	1960
Type	Commercial
Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

Community Information

Address	104 Smith Avenue
Area	KINGSTON,CITY
Subdivision	N/A
City	Kingston
County	Ulster County
State	NY
Zip Code	12401

Amenities

Features	DISPLAY WINDOW, DOCK-EXTERIOR, FREIGHT ELEVATOR, KITCHEN FACILITES, PRIVATE RESTROOMS, SIGNS OWNED, STORAGE AREA, DOORS UNDER 10FT
Parking	Parking Spaces 20+, LOT, LOT-PAVED, MIXED, OFF STREET
Garages	Detached

Interior

Heating	CENTRAL
Cooling	CENTRAL

Has Basement Yes
Basement FULL, SLAB, OTHER/SEE REMARKS

Exterior

Lot Description CORNER LOT, PARKING LOT
Construction FRAME/STICK, MASONRY

School Information

District KINGSTONCONSOLD

Additional Information

Date Listed June 24th, 2021
Days on Market 1025
Zoning M-2