

# \$795,000 - 772 Ulster Avenue, Kingston

MLS® #20222646

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## \$795,000

Bedroom, Bathroom, 4,064 sqft  
Commercial on 0 Acres

N/A, Kingston, NY

Amazing turn-key opportunity to own a family owned and operated business for the last 35+ years. The bar, wings and food has kept the locals coming back for decades. Along with a fully equipped, and well-ran establishment is also 3 residential apartments above the restaurant. There are (two) 1-bedroom apartments and (one) studio apartment (currently generates \$2,100/month). Apartment rentals are way below market rate, restaurant is currently owner occupied but could also be leased out to! Bar seats 20, restaurant seats 50, building occupancy is 95 altogether. There is plenty of parking for approximately 30+ vehicles. The 100+ feet of road frontage on Ulster Avenue makes this a stand-out opportunity. All kitchen equipment (freezer, fryers, commercial microwaves, grill, pizza oven, coolers, etc.) and bar tables, barstools & furniture included in the sale. Please see associated doc's for Zoning and County Records.



Built in 1970

## Essential Information

MLS® #	20222646
Price	\$795,000
Square Footage	4,064
Acres	0.47
Year Built	1970
Type	Commercial

Sub-Type	Mixed Use
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	772 Ulster Avenue
Area	ULSTER-Town of
Subdivision	N/A
City	Kingston
County	Ulster County
State	NY
Zip Code	12401

### **Amenities**

Features	HANDICAP ACCESS, KITCHEN FACILITES, PRIVATE RESTROOMS, SIGNS OWNED, SMOKE DETECTORS, STORAGE AREA
Parking	Parking Spaces 20+, LOT-PAVED, OFF STREET

### **Interior**

Heating	FORCED AIR
Cooling	CENTRAL
Has Basement	Yes
Basement	FULL, PARTIAL, OTHER/SEE REMARKS

### **Exterior**

Lot Description	LEVEL, PARKING LOT
Construction	FRAME/STICK

### **School Information**

District	Kingston Consolidated
Elementary	CHAMBERS

### **Additional Information**

Date Listed	August 18th, 2022
Days on Market	605
Zoning	HC