

\$255,000 - 9 Stahlman Place, Kingston

MLS® #20230290

\$255,000

3 Bedroom, 1.00 Bathroom, 1,134 sqft
Residential on 0 Acres

N/A, Kingston, NY

Welcome to 9 Stahlman Place, an exceptional investment opportunity in the sought-after Lincoln Park neighborhood of Kingston, NY. This charming 3 bedroom, 1 bathroom home is not only a comfortable and spacious residence or rental, but it also includes two highly-visible billboards located just off Ulster ave, that can generate income for either an owner occupant or as an investor looking for a diversified stream of revenue. This classic 1920s home features a bright and airy living room with large windows, craftsman style trim and beams, and an adjacent dining room that opens to a spacious kitchen. The primary bedroom is located downstairs adjoining to the full bathroom. While upstairs, you will find the additional two bedrooms. The property also features a fully enclosed sun porch, unfinished basement and spacious backyard, as well as a large 1-car detached garage with ample off street parking. With hardwood floors, updated electric, high efficiency furnace and central air, you will find efficiency and comfort in this cozy home. The added bonus of the two billboards gives incredible versatility to this property which is also zoned "Highway Commercial" meaning you can have a variety of income streams and uses. Whether you occupy the home and operate the billboards as a profitable business, continue renting to the existing tenant (on a Month to Month lease), sublease the billboards for commercial use while getting passive income, or even use the house as a commercial place



of business/offices/retail; youâ€™ll be sure to find 9 Stahlman Pl. a valuable asset in your investment portfolio or a great house hack! Don't miss this opportunity to own a valuable piece of real estate with its prime location just steps from Ulster ave and the high visibility billboards, make 9 Stahlman Place your next investment and enjoy the financial benefits for years to come!

Built in 1924

Essential Information

MLS® #	20230290
Price	\$255,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,134
Acres	0.09
Year Built	1924
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
MLS	ucbr_sold

Community Information

Address	9 Stahlman Place
Area	Ulster-Town Of
Subdivision	N/A
City	Kingston
County	Ulster
State	NY
Zip Code	12401

Amenities

# of Garages	1
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Interior

Interior Features	3 Seasons Room
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Appliances	Water Heater, Washer, Refrigerator, Range, Microwave, Gas Water Heater, Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Frame, Vinyl Siding
Lot Description	City Lot, Level
Roof	Asphalt, Shingle
Construction	Frame, Vinyl Siding

School Information

District	Kingston Consolidated
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Additional Information

Date Listed	February 10th, 2023
Days on Market	525
Zoning	35