

# \$395,000 - 92 Clinton Avenue, Kingston

MLS® #20231414

## \$395,000

Bedroom, Bathroom,  
Multi-Family on 0 Acres

N/A, Kingston, NY

Bright and energy-efficient two-unit home conveniently located in Midtown Kingston, a short stroll to Uptown's vibrant Stockade District. First floor unit has sleek kitchen with stainless steel appliances, butcher block island and double bowl farmhouse sink; Stacked washer/dryer in bathroom ; gorgeous hardwood floors. Building has a super high efficiency heat pump heating and cooling system. A 7.27 kW solar PV electric system (fully owned) makes for minimal utility costs in unit 1. This two-bedroom, one bath apartment has been owner occupied. Second floor 1.5-bedroom unit, with a good rental history, has wood and laminate floors, an original tin ceiling, walk up attic and tiled bathroom. Each room has at least two windows providing tons of natural light. Rear yard is level and has a shed for additional storage. Established garden beds in both front and back. Both units are now vacant, providing a perfect opportunity to occupy one and cover costs by renting the other. For investors, the cap rate of a least 8% makes sense. Come stake your claim in Kingston's Renaissance!

Built in 1900

## Essential Information

MLS® #	20231414
Price	\$395,000
Acres	0.10



Year Built	1900
Type	Multi-Family
Sub-Type	2 Family
Style	TWO STORY
Status	SOLD
MLS	ucbr_sold

### **Community Information**

Address	92 Clinton Avenue
Area	KINGSTON,CITY
Subdivision	N/A
City	Kingston
County	Ulster County
State	NY
Zip Code	12401

### **Amenities**

Parking	DRIVEWAY
Garages	None

### **Interior**

Interior Features	INSULATED DOORS
Appliances	DISHWASHER, DRYER, RANGE, REFRIGERATOR, WASHER, ENERGY STAR APPLIANCES
Heating	DUCTLESS MINI SPLIT SYS
Cooling	DUCTLESS SPLIT AC UNITS
Has Basement	Yes
Basement	FULL, UNFINISHED, CONCRETE FLOOR

### **Exterior**

Exterior Features	PARTIAL FENCED, SOLAR PANEL OWN
Roof	ASPH SHINGLE
Construction	FRAME/STICK

### **School Information**

District	Kingston Consolidated
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### **Additional Information**

Date Listed	May 25th, 2023
Days on Market	325

Zoning

R-2