

3 Mixed use Artist Lofts / Residential Buildings for Sale

HISTORIC MIDTOWN DISTRICT, KINGSTON NY 12401

Below Mkt Rents., Mkt., see P2. & Dev. Upside

49 Greenkill Avenue, Pajama Factory: 3 Story 15,900+/- SF 9 Units

10' high ceilings, very bright with many windows and hardwood floors. Private off-street parking available

107 Greenkill Avenue, Brush Factory: 3 Story 44,700+/- SF 32 Units

A new lobby has been installed with new Otis automatic elevator and is fully equipped with sprinklers.
Onsite parking

The Shirt Factory, 77 Cornell Street: 4 Story 64,000+/- SF 64 Units

11-13' high ceilings, very bright with many windows and hardwood floors.

A new lobby has with Fr. Elevator, 2.5 ton, and is fully equipped with sprinklers. Onsite fenced parking.

Pajama 49 Greenkill	\$	122,567
Bush 107 Greenkill	\$	313,387
Shirt 77 Cornell St,	\$	679,992
Gross Inc.	\$	1,115,945
Vac/BD @3%	\$	(33,478)
GOI	\$	1,082,467
Taxes	\$	94,000
Opr.	\$	191,720
Management	\$	33,000
Tot Exp.	\$	318,720
NOI	\$	763,747

99% Occ.

With 3+% Yearly Inc.

Listed @: \$10,200,000 7.5% CAP

For further details on this property contact Exclusive Agent: BARRY FIELDS

212-994-3203

*E-Mail: barry.fields@ccrny.com



Real Estate Weekly designated Barry as an "Industry Leader"

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Buyer or Tenant must verify the information and bears all risk.



- **Kingston to benefit from \$10 million state grant.**
- AVR Realty's Hudson Landing, proposed 1,700+/- Homes is situated on over 500 acres of waterfront property
- **The Historic Kingston Waterfront Group, a Brooklyn. Dev., is pleased to introduce its barge accessible waterfront assemblages on Kingston NY harbor, 100 acres**
- In Kingston, **RUPCO is partnering with actress and director Mary Stuart Masterson**, a Dutchess County resident, on **Stockade Works**, a **\$11.5 million, 70,000 SF** re-adaptation of the former Pilgrim Furniture factory building, which will **contain a TV and film studio with post-production**, prop storage and job training space, along with additional space for small manufacturing and "maker space" for owners of craft businesses. **RUPCO also planning** for construction of Energy Square (or E Square) a **\$22.5 million, mixed-used development** at 20 Cedar Street in Midtown, Kingston, NY
- New York City developer Charles Blachman, who already is turning **2 Uptown Kingston buildings into boutique hotels**, is buying 3 Add. Comm. buildings.

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Kingston Brush Factory



Pajama Factory



The Shirt Factory



Links:

City of Kingston: www.kingston-ny.gov

Business Alliance of Kingston: www.businessallianceofkingston.org

Ulster County Chamber of Commerce: www.ulsterchamber.org

ReThink Local: <http://www.rethinklocal.org>

Kingston Midtown Arts District: www.kingston-ny.gov/Midtown-Arts-District

Kingston Happenings: www.kingstonhappenings.org

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