



**76 Prince Street**  
**Kingston, NY 12401**  
**For Sale: \$2,800,000**

Type:	Single Family
MLS#:	875833
Square Footage:	7,297
Year Built:	1895

Mixed use commercial building, would be an ideal live/work setting. Flexible zoning allows conversion to additional residential. Welcome to 76 Prince St —a creative sanctuary in the heart of Kingston, NY. This one-of-a-kind, mixed-use property offers over 7,000 square feet of fully renovated space, stylish and functional, to support your business and creative ambitions. Located in the Midtown Kingston Arts District, the building has undergone a complete transformation under the expert vision of an accomplished photographer. The ground floor currently serves as an art gallery, studio, production space and event venue, with elements of a commercial kitchen in place. The flexible T5F zoning that allows for a wide range of uses — including the potential for full residential conversion. Upstairs, a stunning two-bedroom loft is bathed in natural light, with soaring ceilings, original wood floors, an open-concept kitchen, and private access to rear parking. Currently operating as a successful short-term rental, it also presents an ideal opportunity for an owner-occupied live/work lifestyle. Surrounded by Kingston's thriving creative community, you'll find inspiration in every direction — from local galleries and eclectic dining to cultural events that make this neighborhood so dynamic. No detail was overlooked in the recent renovations, which preserved the building's historic charm while introducing modern comforts. One of the property's many standout features is its private rear parking lot with space for 10+ vehicles. Additional municipal parking across the street easily supports the building's 200-person capacity. Just minutes from the NYS Thruway, Uptown Kingston, and the Rondout waterfront, this is more than a property — it's a rare chance to be the steward of something extraordinary. 90 miles from the GWB and only 20 minutes to Amtrak/Metro North stations.

## Listing Details

Asking Price: \$2,800,000	Status: Active	Type: Single Family
MLS ID: 875833	Last Update: 7/25/2025	Added: 55 Day(s) Ago

## Property Details

Address: 76 Prince Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Square Footage: 7,297
Total Bedrooms: 2	Total Bathrooms: 2 full, 1 half	Total Rooms: 9
Attic: None	Basement: None	Siding: Brick
Year Built: 1895		

## Location Details

Lot Size: 0.396 Acres	Lot Description: City Lot	Water Front: No
Water Access: No		

## School Details

School District: Kingston	Elementary School: JF Kennedy	Middle School: J Watson Bailey
High School: Kingston		

## Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Ductless		