



**76 Prince Street**  
**Kingston, NY 12401**  
**For Sale: \$2,500,000**

|                 |               |
|-----------------|---------------|
| 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: \$2,500,000 | Status: Active        | Type: Single Family   |
| MLS ID: 875833            | Last Update: 2/7/2026 | Added: 369 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 |                    |                          |