



170 Downs Street
Kingston, NY 12401
For Sale: \$399,900

Type: Single Family
MLS#: 929972
Square Footage: 0
Year Built: 1919

170 Downs Street, Kingston, NY 12401 Turnkey two-family in Midtown Kingston with strong cash flow. Two spacious 3 BR/1 BA units, both fully leased through Family of Woodstock with guaranteed rent payments. Tenants pay their own utilities, keeping expenses low. Updated electrical within the last 5 years and new flooring in the upstairs unit. Total monthly rent is \$3,922. Convenient location near bus line, shopping, and services. Great opportunity to step into a fully stabilized income property with immediate returns Financials: • Total monthly rent: \$3,922 (\$1,961 per unit) • Annual rent: \$47,040 • Est. annual expenses: \$11,800 (taxes, insurance, water/sewer, maintenance) Updates/Features: • Updated electrical within last 5 years • New flooring in upstairs unit • City lot, approx. 0.09 acres Investor Notes: Fully stabilized asset with immediate cash flow and minimal landlord responsibilities. Ideal portfolio addition.

Listing Details

Asking Price: \$399,900
MLS ID: 929972

Status: Active
Last Update: 10/29/2025

Type: Single Family
Added: 91 Day(s) Ago

Property Details

Address: 170 Downs Street
Zip: 12401
Basement: Full

City: Kingston
County: Ulster
Siding: Frame

State: NY
Total Bathrooms: 0
Year Built: 1919

Location Details

Lot Size: 0.0895 Acres
Water Front: No

Lot Description: Near Public Transit, Near Water Access: No
Driveway: On Street

School Details

School District: Kingston
High School: Kingston

Elementary School: Chambers

Middle School: M Clifford Miller

Heating, Cooling, & Utility Details

Heat Type: Forced Air
Air Conditioning: None

Water Type: Public

Sewer Type: Public Sewer

Broker Details

eXp Realty

Martin Krakower

Lindsay Stevens