



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	Status: Active	Type: Single Family
MLS ID: 929972	Last Update: 10/29/2025	Added: 91 Day(s) Ago

## Property Details

Address: 170 Downs Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bathrooms: 0
Basement: Full	Siding: Frame	Year Built: 1919

## Location Details

Lot Size: 0.0895 Acres	Lot Description: Near Public Transit, Near	Driveway: On Street
Water Front: No	Water Access: No	

## School Details

School District: Kingston	Elementary School: Chambers	Middle School: M Clifford Miller
High School: Kingston		

## Heating, Cooling, & Utility Details

Heat Type: Forced Air	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: None		

## Broker Details

eXp Realty	Martin Krakower	Lindsay Stevens
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