HUDSON VALLEY
REAL ESTATE BROKERAGE



44 N Front Street
Kingston, NY 12401
For Lease: $5,300 Per Month

Type:	Single Family
MLS#:	989768
Square Footage:	5,862
Taxes:	$34,292
Year Built:	1920

Turnkey restaurant and bar opportunity featuring an expansive indoor dining room, large wraparound bar, and an impressive covered patio with a second outdoor bar. This fully built-out space offers substantial seating capacity, multiple TVs throughout, draft beer systems, coolers, sinks, booth seating, dining tables, and flexible service areas designed for high-volume operation. The covered patio creates a standout seasonal destination with bar seating, fans, heaters, and additional dining capacity. Ideal for restaurant, sports bar, entertainment venue, private event space, or hospitality concepts. High-visibility location with an established restaurant layout and significant existing infrastructure in place, allowing a new operator to open with reduced startup time and expense. Rare opportunity to secure a spacious, ready-to-launch hospitality space with indoor/outdoor appeal.

Listing Details

Asking Price: $5,300 Per Month
Type: Single Family
Added: 193 Day(s) Ago

Taxes: $34,292
MLS ID: 989768

Status: Active
Last Update: 10/12/2026

Property Details

Address: 44 N Front Street
Zip: 12401
Total Bathrooms: 0
Year Built: 1920

City: Kingston
County: Ulster
Basement: Partial

State: NY
Square Footage: 5,862
Siding: Other

Location Details

Lot Size: 0.14 Acres

Water Front: No

Water Access: No

Heating, Cooling, & Utility Details

Heat Type: Other
Air Conditioning: Central Air

Water Type: Public

Sewer Type: Public Sewer

Broker Details

Berardi Realty

Gregory Berardi