



**44 N Front Street**  
**Kingston, NY 12401**  
**For Lease: \$5,500 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: \$5,500 Per Month	Taxes: \$34,292	Status: Active
Type: Single Family	MLS ID: 989768	Last Update: 4/23/2026
Added: 12 Day(s) Ago		

**Property Details**

Address: 44 N Front Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Square Footage: 5,862
Total Bathrooms: 0	Basement: Partial	Siding: Other
Year Built: 1920		

**Location Details**

Lot Size: 0.14 Acres	Water Front: No	Water Access: No
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**Heating, Cooling, & Utility Details**

Heat Type: Other	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Central Air		

**Broker Details**

Berardi Realty	Gregory Berardi
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