



460 Albany  
Kingston, NY 12401  
For Sale: \$395,000

Type:	Single Family
MLS#:	996901
Square Footage:	4,544
Taxes:	\$13,156
Year Built:	1950

Located in the heart of the rapidly evolving Midtown Kingston corridor, this mixed-use investment property offers immediate cash flow with substantial upside potential. The property consists of three units, including two occupied residential apartments and one vacant commercial space with the possibility of conversion to an additional residential unit, subject to municipal approvals. Unit one features a spacious two-bedroom layout, while unit two offers a large two-bedroom floor plan with an additional den, ideal for a home office, guest room, or flex space. Both residential units are occupied by paying tenants in good standing, providing stable existing income from day one. The vacant commercial space presents a compelling value-add opportunity for investors seeking to maximize returns through redevelopment or residential conversion. With a private parking lot and flexible configuration options, the property is well-positioned to capitalize on the continued growth and demand in Midtown Kingston. Projected rental income has the potential to exceed \$5,000 per month once fully optimized. Conveniently located near restaurants, shops, the arts district, Uptown Kingston, and the Rondout waterfront, this is an opportunity to invest in one of the Hudson Valley's most active and expanding markets. Ideal for investors, owner-occupants, or those seeking a mixed-use asset with long-term growth potential.

### Listing Details

Asking Price: \$395,000	Taxes: \$13,156	Status: Active
Type: Single Family	MLS ID: 996901	Last Update: 5/20/2026
Added: 38 Day(s) Ago		

### Property Details

Address: 460 Albany	City: Kingston	State: NY
Zip: 12401	County: Ulster	Square Footage: 4,544
Total Bedrooms: 5	Total Bathrooms: 2 full	Attic: Partially Finished
Siding: Frame	Year Built: 1950	

### Location Details

Driveway: Parking Lot	Water Front: No	Water Access: No
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### School Details

School District: Kingston	Elementary School: Harry L Edson	Middle School: J Watson Bailey
High School: Kingston		

### Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Electric		

### Broker Details

Exit Realty Connections	Siobhan Brosnan
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