HUDSON VALLEY
REAL ESTATE BROKERAGE



100 Foxhall Avenue
Kingston, NY 12401
For Sale: $499,900

Type:	Single Family
MLS#:	1016755
Square Footage:	2,783
Year Built:	1890

Mixed-Use Investment Opportunity in the Heart of Kingston. Located on a prominent corner in Midtown Kingston, 100 Foxhall Ave presents a rare opportunity to acquire a fully leased, income-producing mixed-use property with strong in-place cash flow and future upside. The property consists of an established retail restaurant space currently occupied by a long-standing neighborhood deli, along with two residential apartments, a full basement, and a detached 20x20 garage. The commercial space offers excellent visibility, steady foot traffic, and a well-established tenant, while the residential component provides additional diversified income. The property's utility setup is efficient, with all electric separately metered. The retail space and the 2-bedroom apartment share a natural gas boiler, while the 1-bedroom apartment benefits from its own separate gas boiler. Additional features include off-street parking, basement storage, and a detached garage that offers added utility or supplemental rental income potential. Positioned in a highly desirable Midtown location with close proximity to Uptown Kingston, the Rondout waterfront, and major commuter routes, this property offers investors a solid 6.00 cap rate at the current asking price based on existing income, with projected upside to 7.60 under pro forma rents and 11.54 at market rents. A strong addition to any investment portfolio offering both immediate cash flow and long-term value-add potential.

Listing Details

Asking Price: $499,900
MLS ID: 1016755
Status: Active
Last Update: 8/17/2026
Type: Single Family
Added: 152 Day(s) Ago

Property Details

Address: 100 Foxhall Avenue
Zip: 12401
Total Bathrooms: 0
Year Built: 1890
City: Kingston
County: Ulster
Basement: Storage Space
State: NY
Square Footage: 2,783
Siding: Frame

Location Details

Lot Size: 0.1377 Acres
Water Front: No
Water Access: No

School Details

School District: Kingston
High School: Kingston
Elementary School: John F Kennedy
Middle School: M Clifford Miller

Heating, Cooling, & Utility Details

Heat Type: Natural Gas
Air Conditioning: Central Air
Water Type: Public
Sewer Type: Public Sewer

Broker Details

Berardi Realty
Gregory Berardi