



118 Grand Street
Kingston, NY 12401
For Sale: \$299,900

Type:	Single Family
MLS#:	20264583
Square Footage:	0
Taxes:	\$7,564
Year Built:	1950

Prime opportunity in the heart of Kingston. 118 Grand Street offers an exceptional opportunity for a business owner, lease, or live-work. This solid 1,264 SF, 2 full bath commercial/residential building features a versatile layout well-suited for professional offices, retail, mixed-use conversion, or creative space. The building has the potential to be easily divided in half as two separate commercial rentals or converted into two residential living spaces, or even converted to single-family. The building is currently used as a professional office with two full bathrooms and a kitchenette. Residential financing is available through a low-down FHA 230k renovation loan for the conversion. Property is currently taxed as commercial and if converted to single family the tax rate will go down. Building is wide open space and bedrooms would need to be framed out to convert the building to a 2-bedroom home.

Listing Details

Asking Price: \$299,900	Taxes: \$7,564	Status: Active
Type: Single Family	MLS ID: 20264583	Last Update: 8/13/2026
Added: 24 Day(s) Ago		

Property Details

Address: 118 Grand Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bedrooms: 2
Total Bathrooms: 2 full	Total Rooms: 5	Home Style: Ranch
Basement: Block	Siding: Block	Year Built: 1950

Location Details

Lot Size: 0.06 Acres	Lot Description: City Lot, Corner Lot	Driveway: Driveway
Water Front: No	Water Access: No	

School Details

School District: Kingston

Heating, Cooling, & Utility Details

Heat Type: Baseboard	Water Type: Public	Sewer Type: Public Sewer
Air Conditioning: Multi Units		

Broker Details

Berardi Realty	Gregory Berardi
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