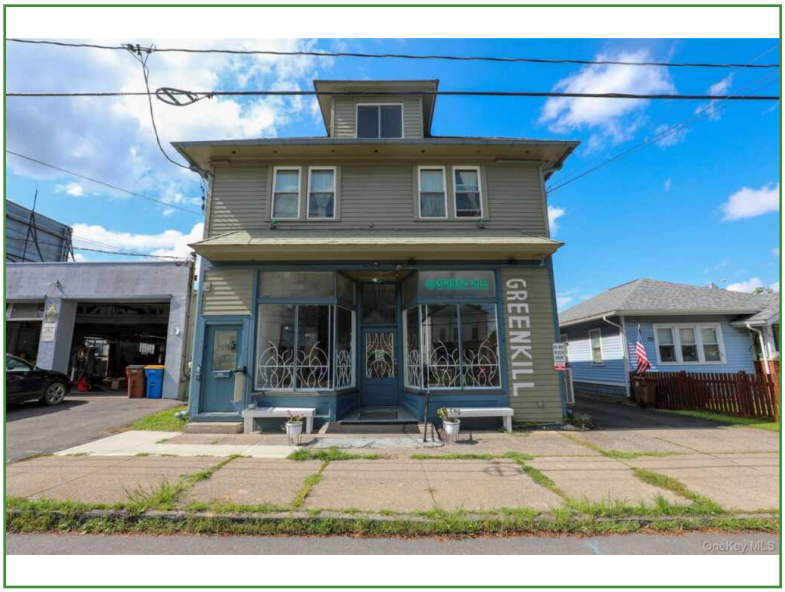
HUDSON VALLEY
REAL ESTATE BROKERAGE



229 Greenkill Avenue, Unit #1
Kingston, NY 12401
For Lease: $2,200 Per Month

Type:	Single Family
MLS#:	1044267
Square Footage:	4,302
Year Built:	1960

Unique 1,434-square-foot commercial space available for lease at 229 Greenkill Avenue in Kingston. Currently operated as an art gallery and performance venue, the space offers an adaptable layout well suited for a gallery, photography studio, classroom, creative business, professional office, showroom, or similar use. The bright front room features hardwood floors, high ceilings, large storefront windows, a raised stage with curtains, track and stage lighting, a film projector, suspended video displays, and a wall-mounted artwork hanging system. A separate rear area provides additional workspace, a custom counter, utility sink, private restroom, and lockable walk-in storage. Distinctive murals and artistic finishes give the interior a memorable character unlike a typical commercial rental. Two dedicated heat-pump systems provide heating and air conditioning. The property also offers a wheelchair-accessible front entrance, rear access, and use of a shared rear porch. On-street parking is available along Greenkill Avenue. Owner pays for water and gas. Tenant is responsible for separately metered electric service and maintenance of the dedicated HVAC units. No additional CAM, property tax, insurance, water, trash, snow-removal, or landscaping charges are currently anticipated. Bars, clubs, food-service businesses, and painting studios will not be considered. All proposed uses are subject to landlord and municipal approval. Available for occupancy in December 2026.

Listing Details

Asking Price: $2,200 Per Month
MLS ID: 1044267
Status: Active
Last Update: 8/28/2026
Type: Single Family
Added: 88 Day(s) Ago

Property Details

Address: 229 Greenkill Avenue, Unit #1
Zip: 12401
Total Bathrooms: 0
City: Kingston
County: Ulster
Siding: Wood Siding
State: NY
Square Footage: 4,302
Year Built: 1960

Location Details

Lot Size: 0.0847 Acres
Water Access: No
Driveway: On Street
Water Front: No

School Details

School District: Contact Agent
Elementary School: Contact Agent
High School: Contact Agent

Heating, Cooling, & Utility Details

Heat Type: Heat Pump
Air Conditioning: Ductwork
Water Type: Public
Sewer Type: Public Sewer

Broker Details

Berardi Realty
Gregory Berardi