HUDSON VALLEY
REAL ESTATE BROKERAGE



316 Wall Street
Kingston, NY 12401
For Lease: $4,950 Per Month

Type:	Single Family
MLS#:	20265358
Square Footage:	0
Taxes:	$33,112
Year Built:	1920

Now available for lease in the heart of Uptown Kingston, this unique restaurant and hospitality space at 316 Wall Street presents a rare opportunity for a full custom buildout in a highly visible, high-traffic location. The space has been brought down to a clean shell and benefits from major recent capital improvements, including updated electrical panels, modern HVAC systems, structural upgrades, soundproofing between floors, and two existing ADA-compliant restrooms--significantly reducing the scope of work for an incoming operator. The main level offers approximately 1,200 SF of open dining space, highlighted by exposed brick walls, high ceilings, and a large historic wooden bar that serves as a natural focal point. The layout allows for a wide range of restaurant or hospitality concepts while preserving the character and charm that define Uptown Kingston's most successful venues. The space also includes a 200 SF kitchen area and dual street entrances. The Fair Street entrance is well suited as a primary branded entry, while the Wall Street frontage offers flexibility for a secondary use such as a coffee bar, takeout window, or grab-and-go concept. A street-facing outdoor dining area further enhances visibility and seasonal activation. The approximately 1,700 SF lower level provides exceptional potential for a speakeasy-style lounge, private dining area, cocktail bar, or event space--allowing for a dynamic, multi-level hospitality concept under one roof. Tenant fit-out will require coordination with building and regulatory requirements. To minimize impact on upper residential units, no ceiling penetrations are permitted; any dropped ceiling must be framed and supported from below, and all wall penetrations must be properly sealed. The existing lighting is temporary and will require replacement by the tenant. The tenant will also be responsible for completing HVAC duct distribution and integration with the existing ERV system. Kitchen and bar layouts must maintain their general footprint to avoid triggering additional sprinkler requirements, and careful coordination with the building department is advised. Installation of a new grease trap will be required and must be filed with the Department of Health. Any proposed use of the basement beyond storage will require review by MEP engineers. Bathroom upgrades, if desired, will be at the tenant's expense. A dedicated exterior storage closet along Fair Street is included for restaurant use. Full kitchen buildout is required; no restaurant equipment is included. Landlord is seeking a long-term tenant and is open to discussing buildout timelines or potential concessions for qualified operators. The property was previously operated as a licensed establishment; however, that license was canceled in 2019. Any new operator seeking a liquor license should anticipate a thorough review process with the New York State Liquor Authority. Prospective tenants should be prepared to demonstrate relevant experience in operating a licensed premises, along with a clear and well-structured business plan. A full board review may be required as part of the application process. This presents an opportunity for a qualified operator to reestablish a successful concept in a strong Uptown Kingston location. This is a rare opportunity to establish a flagship restaurant, bar, or hospitality concept in one of Uptown Kingston's most desirable commercial corridors.

Listing Details

Asking Price: $4,950 Per Month
Type: Single Family
Added: 73 Day(s) Ago

Taxes: $33,112
MLS ID: 20265358

Status: Active
Last Update: 9/14/2026

Property Details

Address: 316 Wall Street
Zip: 12401
Year Built: 1920

City: Kingston
County: Ulster

State: NY
Total Bathrooms: 0

Location Details

Lot Size: 0.07 Acres

Lot Description: City Lot

Water Front: No