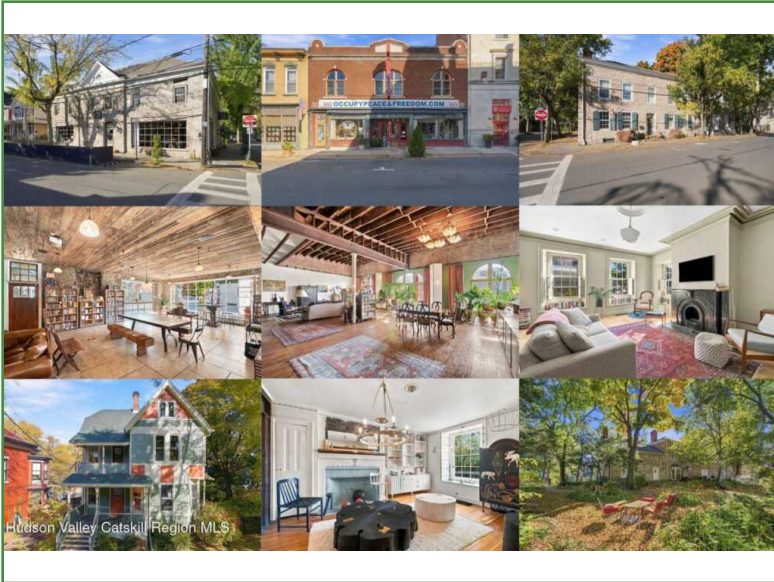




85 John Street
 Kingston, NY 12401
 For Sale: \$14,850,000

Type:	Single Family
MLS#:	20266332
Square Footage:	0
Taxes:	\$15,034
Year Built:	1900

85 JOHN STREET | HISTORIC STOCKADE DISTRICT STOCKADE DISTRICT PORTFOLIO | FIVE PARCELS | ONE EXTRAORDINARY OPPORTUNITY. THE MOST HISTORIC FOUR CORNERS IN AMERICA! Offered as part of Kingston's exceptional Stockade District Portfolio, encompassing five parcels at 43-45 Crown Street, 47-49 Crown Street, 57-59 John Street, 82 John Street, and 85 John Street. The advertised listing price represents the entire five-parcel portfolio, not this individual property. **HISTORIC CHARACTER, CREATIVE VISION, EXCEPTIONAL INVESTMENT POTENTIAL!** An exciting opportunity to reimagine a distinctive historic property in the heart of Uptown Kingston's celebrated Stockade District! Located along charming John Street, 85 John Street offers a compelling combination of architectural heritage, flexible space, and the opportunity to create something truly special in one of the Hudson Valley's most desirable historic commercial neighborhoods. Currently vacant and undergoing renovation, this two-story property presents an exceptional opportunity for the investor, entrepreneur, or preservation-minded buyer seeking to bring new life to a historic Kingston address. The first floor offers potential for professional offices, a creative studio, boutique commercial use, or other business opportunities, while the second floor presents the possibility of residential accommodations, creating an appealing mixed-use investment opportunity. Future uses and configurations are subject to applicable municipal approvals. With renovations underway, the property offers the opportunity to complete its transformation while respecting the architectural character that makes Kingston's Stockade District so extraordinary. Its combination of commercial and residential potential provides an exciting foundation for future income generation and long-term investment value. Just steps from Uptown Kingston's celebrated restaurants, independent boutiques, galleries, cultural attractions, and historic landmarks, 85 John Street enjoys an enviable location within a thriving community where history, commerce, and creativity intersect. As an integral component of the Stockade District Portfolio, this property adds another dimension of opportunity to an exceptional collection of historic real estate, offering the potential for renewed purpose and lasting value. **FIVE PARCELS. ONE REMARKABLE HISTORIC PORTFOLIO. AN EXCEPTIONAL OFFERING IN THE HEART OF KINGSTON'S LEGENDARY FOUR CORNERS.** Experience The Stockade Portfolio- Watch the Video ! Income & Expenses available upon request.

Listing Details

Asking Price: \$14,850,000	Taxes: \$15,034	Status: Active
Type: Single Family	MLS ID: 20266332	Last Update: 10/29/2026
Added: 4 Day(s) Ago		

Property Details

Address: 85 John Street	City: Kingston	State: NY
Zip: 12401	County: Ulster	Total Bathrooms: 0
Siding: Frame	Year Built: 1900	

Location Details

Lot Size: 0.15 Acres	Water Front: No	Water Access: No
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School Details

School District: Kingston

Heating, Cooling, & Utility Details