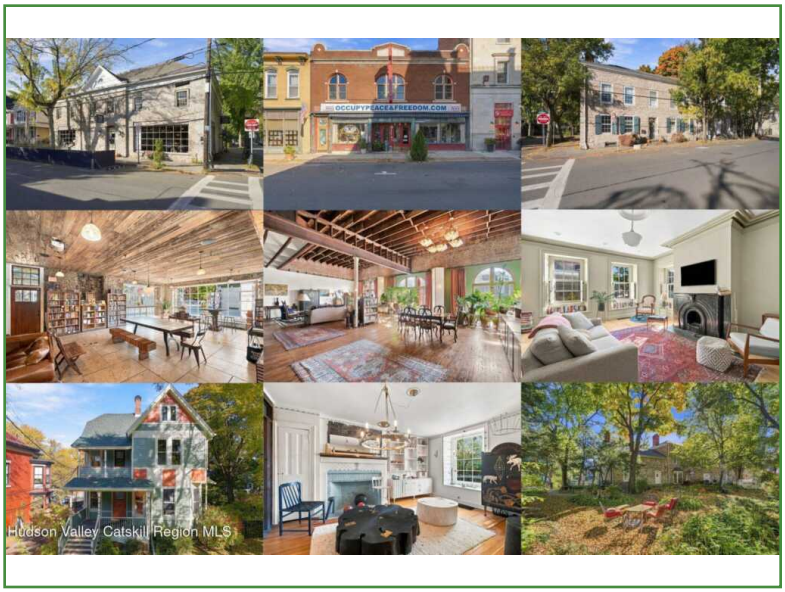
HUDSON VALLEY
REAL ESTATE BROKERAGE



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 extraordinary 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. Owner will consider offers on individual parcels. HISTORIC CHARACTER, CREATIVE VISION, EXCEPTIONAL INVESTMENT POTENTIAL! An exceptional opportunity to restore and reimagine a distinctive historic property in the heart of Uptown Kingston's celebrated Stockade District! Located on charming John Street, 85 John Street is a two-story Queen Anne Victorian offering architectural character, flexible space, and exciting mixed-use potential in one of the Hudson Valley's most sought-after historic commercial districts. Currently vacant and undergoing renovation, this property presents an outstanding opportunity for an investor, entrepreneur, or preservation-minded buyer to complete its transformation and establish a valuable presence in Uptown Kingston. The first floor offers potential for professional offices, a creative studio, boutique commercial use, or other business ventures, while the second floor presents the possibility of residential accommodations. This versatile configuration creates an appealing opportunity for a mixed-use property combining commercial activity with residential rental income, subject to applicable municipal approvals. With renovations underway, the property offers the opportunity to thoughtfully complete its restoration while preserving the architectural character and historic charm that distinguish Kingston's Stockade District. Its combination of commercial and residential possibilities provides a compelling foundation for future income generation and long-term investment value. Situated amid Uptown Kingston's acclaimed restaurants, independent boutiques, galleries, cultural destinations, and historic landmarks, 85 John Street enjoys an exceptional location within a thriving community where history, commerce, and creativity converge. As an integral component of the five-parcel Stockade District Portfolio, 85 John Street adds architectural diversity, redevelopment potential, and another dimension of investment opportunity to this remarkable collection of historic properties. FIVE PARCELS. ONE REMARKABLE HISTORIC PORTFOLIO. AN EXCEPTIONAL OPPORTUNITY TO INVEST IN THE FUTURE OF UPTOWN KINGSTON! Experience the Stockade District Portfolio -- Watch the Video Tour! Income and expense statements available upon request. Owner will consider offers on individual parcels.

Listing Details

Asking Price: $14,850,000
Type: Single Family
Added: 25 Day(s) Ago

Taxes: $15,034
MLS ID: 20266332

Status: Active
Last Update: 11/10/2026

Property Details

Address: 85 John Street
Zip: 12401
Siding: Frame

City: Kingston
County: Ulster
Year Built: 1900

State: NY
Total Bathrooms: 0

Location Details

Lot Size: 0.15 Acres

Water Front: No

Water Access: No

School Details

School District: Kingston