



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

|                 |               |
|-----------------|---------------|
| Type:           | Single Family |
| MLS#:           | 1063184       |
| Square Footage: | 6,662         |
| Taxes:          | \$29,976      |

**82 JOHN STREET | HISTORIC FOUR CORNERS STOCKADE DISTRICT PORTFOLIO | FIVE PARCELS | ONE EXTRAORDINARY OPPORTUNITY** A RARE FIVE-PARCEL HISTORIC PORTFOLIO IN THE HEART OF UPTOWN KINGSTON! PRE-REVOLUTIONARY STONE BUILDINGS ON 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. A LANDMARK FOUR CORNERS ADDRESS — CENTURIES OF HISTORY, AN EXTRAORDINARY COMMERCIAL OPPORTUNITY! An exceptional opportunity to own one of Uptown Kingston's most recognizable historic properties! Prominently positioned at the intersection of John and Crown Streets, 82 John Street occupies a coveted corner within Kingston's legendary Four Corners, celebrated as the only intersection in America where pre-Revolutionary War stone buildings stand on all four corners. Steeped in architectural heritage and surrounded by the energy of the thriving Stockade District, this remarkable property offers a rare combination of historic distinction, established commercial use, and outstanding future potential. The beautifully maintained first-floor commercial space is in excellent condition and currently configured for restaurant use, presenting an exciting opportunity for a restaurant, hospitality concept, or other commercial venture. Its prominent corner position provides exceptional visibility in one of Uptown Kingston's most celebrated historic locations. The second floor presents an additional opportunity for transformation and creative reinvention. Requiring renovation, this substantial space offers the potential for a variety of future uses, subject to municipal approvals, allowing a new owner to further enhance the property's functionality and long-term value. Situated amid Uptown Kingston's acclaimed restaurants, independent shops, galleries, cultural attractions, and growing business community, 82 John Street enjoys a truly distinctive location where centuries of history meet the vibrancy of today's Hudson Valley. As a cornerstone of the Stockade District Portfolio, this landmark property offers an extraordinary opportunity for the preservation-minded investor, restaurateur, or visionary entrepreneur seeking a significant presence in the heart of historic Kingston. FIVE PARCELS. ONE REMARKABLE HISTORIC PORTFOLIO. AN EXTRAORDINARY OPPORTUNITY TO PRESERVE KINGSTON'S PAST WHILE SHAPING ITS FUTURE! Experience the Stockade District Portfolio- Watch the Video Tour! Income & Expenses available upon request.

## Listing Details

|                            |                 |                         |
|----------------------------|-----------------|-------------------------|
| Asking Price: \$14,850,000 | Taxes: \$29,976 | Status: Active          |
| Type: Single Family        | MLS ID: 1063184 | Last Update: 10/27/2026 |
| Added: 5 Day(s) Ago        |                 |                         |

## Property Details

|                         |                |                       |
|-------------------------|----------------|-----------------------|
| Address: 82 John Street | City: Kingston | State: NY             |
| Zip: 12401              | County: Ulster | Square Footage: 6,662 |
| Total Bathrooms: 0      | Basement: Full | Siding: Stone         |

## Location Details

|                       |                                                |                    |
|-----------------------|------------------------------------------------|--------------------|
| Lot Size: 0.115 Acres | Lot Description: Corner Lot, Historic District | Driveway: Driveway |
| Water Front: No       | Water Access: No                               |                    |

## School Details

School District: Kingston