HUDSON VALLEY
REAL ESTATE BROKERAGE



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

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

HISTORIC FOUR CORNERS | 82 JOHN STREET — KINGSTON ACADEMY BUILDING STOCKADE DISTRICT PORTFOLIO | FIVE PARCELS | ONE EXTRAORDINARY OPPORTUNITY! PRE-REVOLUTIONARY STONE BUILDINGS ON 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. The owner will consider offers on individual parcels. A LANDMARK FOUR CORNERS ADDRESS — CENTURIES OF HISTORY! An exceptional opportunity to own one of Uptown Kingston's most recognizable historic landmarks! Known as the Kingston Academy Building, 82 John Street commands a prominent corner at the intersection of John and Crown Streets, within Kingston's legendary Four Corners — celebrated as the only intersection in America where pre-Revolutionary War stone buildings stand on all four corners. Rich in architectural heritage and historic character, the Kingston Academy Building offers a rare combination of distinguished history, established commercial use, and exceptional potential for future development. Its commanding presence and prime corner location make it a remarkable centerpiece of this historic portfolio. The beautifully maintained first-floor commercial space is in excellent condition and currently configured for restaurant use, presenting an outstanding opportunity for a restaurant, hospitality concept, or other commercial venture. Its prominent corner position offers exceptional visibility and a distinctive setting in one of the Hudson Valley's most celebrated historic districts. The second and third floors present exciting opportunities for transformation and creative reinvention. Currently unfinished and requiring renovation, these expansive upper levels offer substantial potential for residential, hospitality, gallery, or other complementary uses, subject to municipal approvals. The possibilities for enhancing the building's functionality and long-term value are significant. Situated in the heart of Uptown Kingston's thriving Stockade District, surrounded by acclaimed restaurants, independent boutiques, galleries, cultural destinations, and an expanding business community, the Kingston Academy Building occupies an extraordinary location where centuries of history meet the energy of today's Hudson Valley. As a cornerstone of the five-parcel Stockade District Portfolio, 82 John Street represents a rare opportunity for the preservation-minded investor, restaurateur, developer, or visionary entrepreneur seeking to establish a significant presence in one of America's most historically distinguished locations. 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 and expense statements available upon request. Owner will consider offers on individual parcels.

Listing Details

Asking Price: $14,850,000
Type: Single Family
Added: 26 Day(s) Ago

Taxes: $29,976
MLS ID: 1063184

Status: Active
Last Update: 11/10/2026

Property Details

Address: 82 John Street
Zip: 12401
Total Bathrooms: 0

City: Kingston
County: Ulster
Basement: Full

State: NY
Square Footage: 6,662
Siding: Stone

Location Details

Lot Size: 0.115 Acres
Water Front: No

Lot Description: Corner Lot, Historic District
Water Access: No

Driveway: Driveway