HUDSON VALLEY
REAL ESTATE BROKERAGE



82 John Street
Kingston, NY 12401
For Sale: $2,995,000

Type:	Single Family
MLS#:	1074249
Square Footage:	6,662
Taxes:	$29,976

82 JOHN STREET | THE HISTORIC KINGSTON ACADEMY A RARE OPPORTUNITY TO OWN A PRE-REVOLUTIONARY STONE LANDMARK AT ONE OF AMERICA'S MOST HISTORIC INTERSECTIONS! Located at Kingston's legendary Four Corners in the heart of the historic Stockade District, 82 John Street, known as the Kingston Academy, represents an extraordinary opportunity to acquire one of Uptown Kingston's most significant and recognizable historic properties. Offering approximately 6,662 square feet across three levels, this remarkable historic stone building, crowned by a distinctive slate roof, stands at an intersection celebrated for its extraordinary collection of pre-Revolutionary stone architecture. Rich in history and architectural significance, the Kingston Academy offers an exceptional combination of historic preservation, commercial opportunity, and substantial development potential. Presently home to the popular Rough Draft Bar & Books through early 2027, the beautifully maintained first floor is in excellent condition and offers an inviting, restaurant-ready commercial space. Its historic stone walls, architectural character, and prominent location create a distinctive setting for a future signature dining establishment, hospitality concept, or other commercial venture. THE UPPER TWO FLOORS PRESENT EXTRAORDINARY POSSIBILITIES! The second and third floors remain unfinished, offering substantial opportunities for thoughtful development and adaptive reuse. Potential uses include residential apartments, boutique hospitality accommodations, gallery space, creative studios, or additional commercial occupancy, subject to applicable zoning, historic preservation requirements, and municipal approvals. The combination of a beautifully maintained first-floor commercial space and two expansive unfinished upper levels creates a compelling opportunity for an investor, developer, restaurateur, or preservation-minded buyer to envision a distinctive mixed-use destination. Positioned at the historic Four Corners, where centuries of American history are reflected in the surrounding architecture, 82 John Street enjoys an exceptional setting among Kingston's independent restaurants, galleries, boutiques, cultural institutions, and thriving business community. For the buyer seeking more than a conventional commercial property, the Kingston Academy offers the rare opportunity to own a significant piece of American history while shaping its future. PART OF THE STOCKADE DISTRICT PORTFOLIO — ALSO OFFERED INDIVIDUALLY 82 John Street is one of five parcels comprising the extraordinary Stockade District Portfolio, a rare assemblage of historic properties encompassing 43–45 Crown Street, 47–49 Crown Street, 57–59 John Street, 82 John Street, and 85 John Street. The entire five-parcel portfolio remains available for purchase, with individual properties also being offered separately, Whether envisioned as a destination restaurant with boutique hospitality above, a distinctive mixed-use investment, or an inspired adaptive reuse of an extraordinary historic landmark, the Kingston Academy presents a remarkable opportunity to preserve the past while creating something exceptional for the future. THREE STORIES OF HISTORY. AN ICONIC FOUR CORNERS LOCATION. AN EXTRAORDINARY OPPORTUNITY FOR THE FUTURE. Financials/Profit & Loss available upon request.

Listing Details

Asking Price: $2,995,000
Type: Single Family
Added: 2 Day(s) Ago

Taxes: $29,976
MLS ID: 1074249

Status: Active
Last Update: 11/18/2026

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