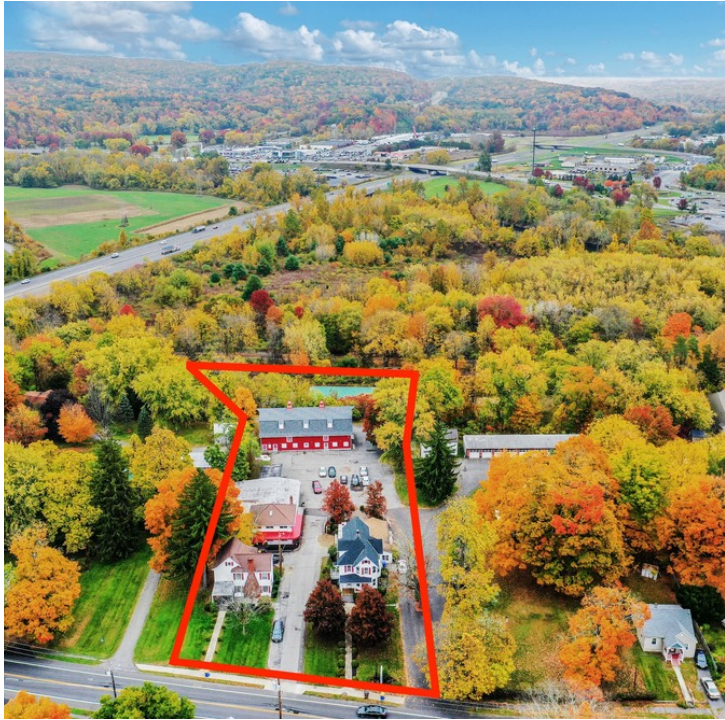


# 195-201 HURLEY AVENUE CAMPUS

195 - 201 Hurley Avenue, Kingston, NY 12401



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>CAP RATE:</b>	11.33%
<b>NOI:</b>	\$135,912
<b>LOT SIZE:</b>	2.2 Acres
<b>BUILDING SIZE:</b>	20,000 SF
<b>ZONING:</b>	O-2
<b>MARKET:</b>	Kingston
<b>PRICE / SF:</b>	\$60.00

## PROPERTY OVERVIEW

The Babcock Farms Campus is made up of 5 buildings that are all situated on one 2.2 acre parcel. The improvements consist of 1 fully rented residential duplex, 1 vacant single family home, a 5,000+/- SF office (vacant), a 1,200+/- SF former retail Ice Cream shop (Vacant), a 10,000+/- SF circa 1920 Barn, and a 5,000+/- SF clear span metal warehouse building.

This campus is ideally suited to an owner user who may prefer to own and develop equity while reducing operating overhead via additional rental unit income. With the opportunity to design, develop and warehouse product all on one site, this is a rare opportunity to place your business in the Hudson Valley.

## PROPERTY HIGHLIGHTS

- Excellent Location with close proximity to the Stockade District
- Office, Warehouse, Income, and Light Industrial on one site
- Bordering the O&W Rail-trail
- Ample Parking
- Rare opportunity for Hudson Valley Business Placement

**KW COMMERCIAL**  
15 Taylor St.  
Kingston, NY 12401

**NATHAN KANNEY, CCIM**  
Lic. R.E. Salesperson  
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nate.kanney@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**OFFICE FOR SALE**

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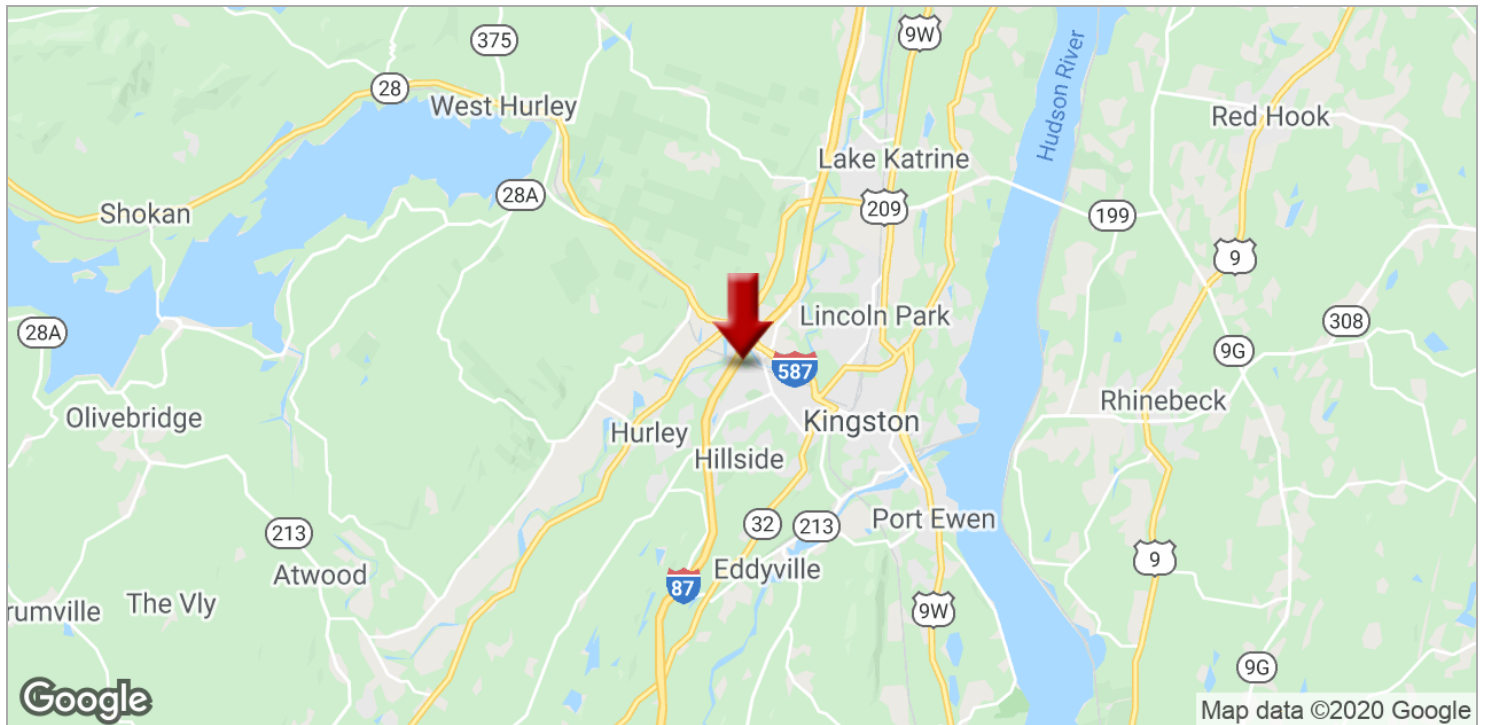
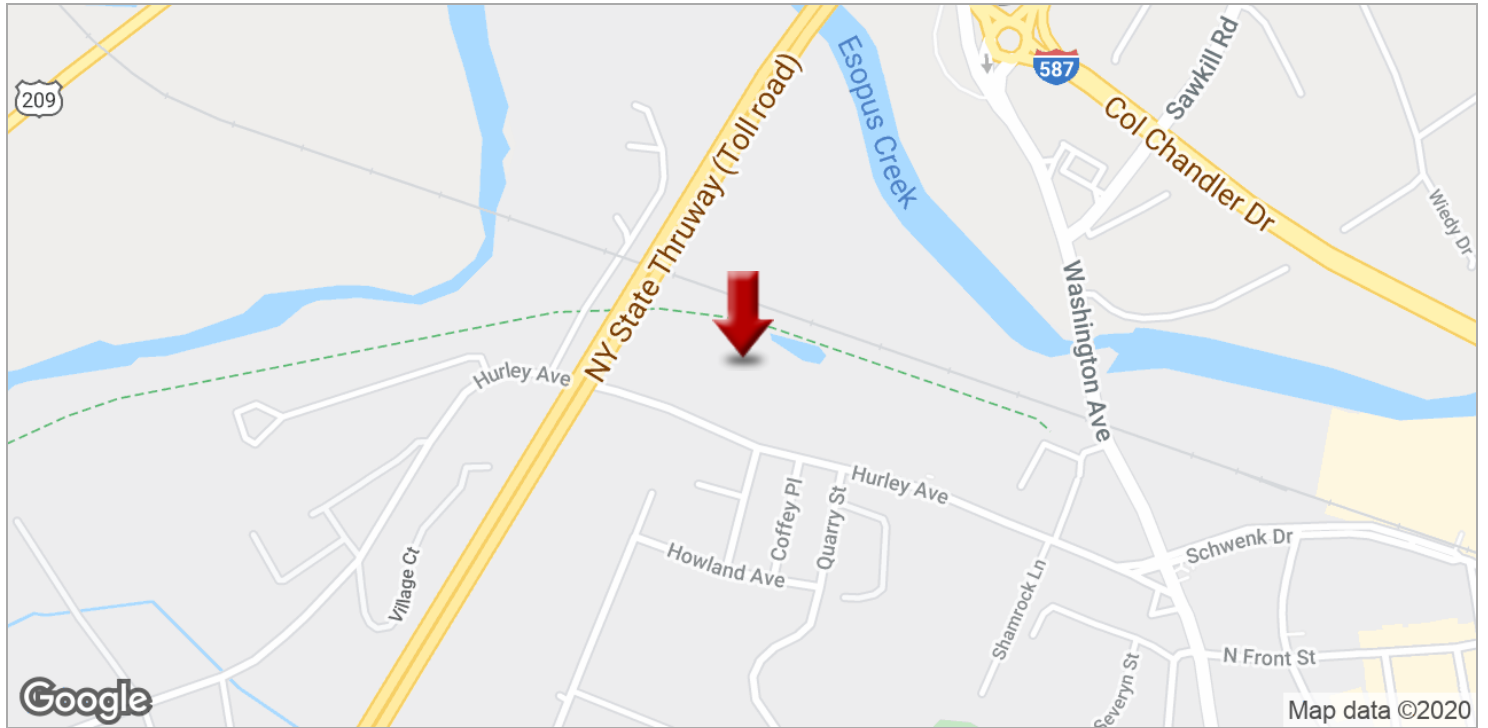
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Each Office Independently Owned and Operated [kellerwilliamsunited.com/](http://kellerwilliamsunited.com/)

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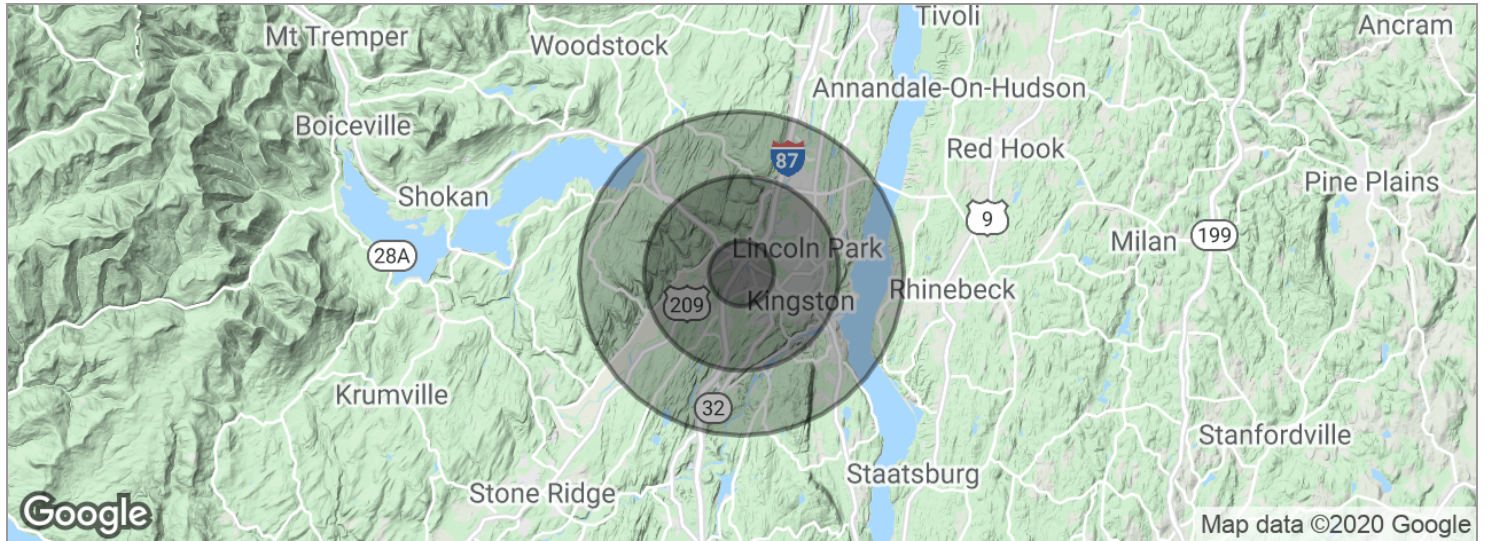
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,947	29,899	52,128
Median age	42.7	39.0	39.9
Median age (male)	41.1	37.6	38.4
Median age (Female)	45.9	41.0	41.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,343	12,468	21,862
# of persons per HH	2.1	2.4	2.4
Average HH income	\$62,533	\$63,389	\$64,303
Average house value	\$225,344	\$234,835	\$236,105

*\* Demographic data derived from 2010 US Census*

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