BISHOP WEST REAL ESTATE

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$1,000,000

FOR SALE

199-233 Boulevard
Kingston, NY

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$1,000,000

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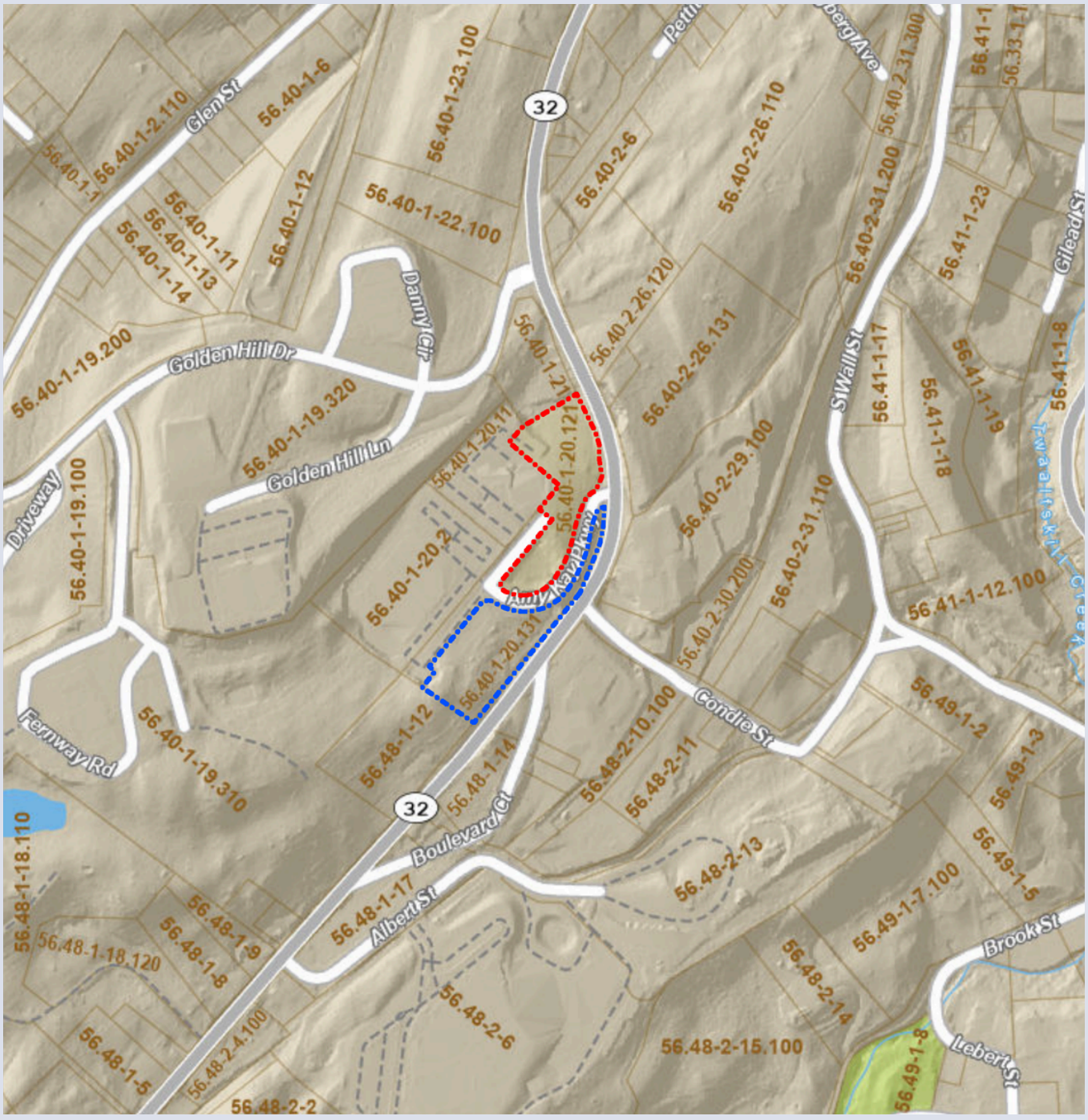
199-221 Boulevard (Red Outline) 2 Acres

223-295 Boulevard (Blue Outline) 1.9 Acres



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Property Overview

- Each lot is fully served by municipal sewer, water, and electricity, offering a distinct advantage over comparable undeveloped parcels in the area.
- A recent zoning change now permits multi-family development, expanding the range of end uses for either lot. Light industrial use is also permitted — Lot 2 (Blue Outline) sits directly across the street from an existing light industrial building occupied by a nonprofit organization providing vocational training for individuals with disabilities.
- Lot 1 (Red Outline) abuts a health clinic, which may make it a natural expansion or complementary-use site for an adjacent medical or nonprofit user.
- Both lots present strong optionality for a buyer — multi-family, light industrial, or institutional/nonprofit use — in a location with established utility infrastructure already in place.

Demographics

- Ulster County population: ~183,330 (2025), projected 184,210 in 2026
- Kingston city population: ~23,875–24,260 (2026 est.)
- Ulster County median household income: $86,271 (2024, up from $81,804 the prior year)
- Ulster County average household income: $117,353 (2024)
- Median age: 44.1 (county) / 37.2 (Kingston)
- Homeownership rate: 69.9% (County)
- Median home value: $352,500 (County, 2024)