

# Building Better Communities With.....

## Rand Commercial



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**Rand Commercial**

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### 73 Little York Rd

\$2,495,000

One of the most exciting opportunities to come along. Diversified destination property assemblage in Warwick, NY with multiple profit centers, amazing location & breathtaking farm & mountain views. Well known, 5th generation, family farm, garden and flower center, also includes gift shop, residential and rental income, updated main house, multiple barns, shop, retail, 10k ft greenhouses, 30+ acres, 10 separate parcels, black dirt... A Savvy Owner/Investor will see the tremendous potential to add to the successful garden & flower retail business a world class brewery, distillery,....

- Diversified, Agricultural/Residential/Investment/Land Assemblage.
- Well known, 5th generation family farm and garden center.
- 10 Separate parcels, 31+ acres, multiple buildings/profit centers.
- Farm, Brewery, Distillery, Wedding Venue...
- Strategic Location, Black Dirt Region, Close to N.J.
- Main House, rental house, barns, greenhouses, gift shop, too much to list



|                     |                                  |
|---------------------|----------------------------------|
| Price:              | \$2,495,000                      |
| Property Type:      | Specialty                        |
| Property Subtype:   | Winery/Vineyard                  |
| Building Class:     | C                                |
| Sale Type:          | Investment or Owner User         |
| Lot Size:           | 32.11 AC                         |
| Building Size:      | 20,964 SF                        |
| Sale Conditions:    | Bulk/Portfolio Sale              |
| No. Stories:        | 2                                |
| Year Built:         | 1900                             |
| Parking Ratio:      | 0/1,000 SF                       |
| Zoning Description: | 00115                            |
| APN / Parcel ID:    |                                  |
|                     | 335489-012-000-0004-063.200-0000 |
| Walk Score ®:       | 12 (Car-Dependent)               |

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MLS#: **6246146** *Active* List Price: **\$2,495,000**  
 Addr: **67-71-73 Little York Road**  
 PO: **Warwick** County: **Orange County**  
 City/Town: **Warwick Town** Zip: **10990-2232**  
 Village: **None** Hamlet/Loc:  
 COM Type: **Agricultural** Type: **Agribusiness**  
 Tran Type: **Sale** Complex:  
 Bldg Size: **20,964** Levels: Sqft/Av Spc: **20,964**  
 Lot Size: **31.3 Acres** Zoning: **AI, SM**  
 Bus Name: **Scheuermann Farms & Green**  
 Bus Desc: **Farm Flowers & Greenhouse**

|                  |   |                |                             |
|------------------|---|----------------|-----------------------------|
| Type Of Unit:    | <b>Business, Retail</b>                                 | Permit Use:    | <b>Other/See Remarks</b>    |
| Current Use:     |   | Contract Type: | <b>ERS</b>                  |
| Building Class:  | Invest Prop?: <b>No</b>                                 | Weekend Svc:   | # Ttl Units:                |
| Elevator:        | Sprinkler:  | Yr Blt:        | # Res Units: <b>2</b>       |
| Ceiling Height:  | Grs Lse Area: <b>20,964</b>                             | Elec Amps:     | Yr Renovated:               |
| Elec Co:         | <b>Orange &amp; Rockland</b>                            | Elec Phase:    | # Bldgs: <b>11</b>          |
| Elevator Type:   | Floor Num:  | Elec Volts:    | # Docks:                    |
| Parking:         | <b>Lot Parking, Off-Street Parking, Private Parking</b> | Ovrhd Dr Hgt:  | # Dv/Grd Drs:               |
| Traffic Count:   |   | Assum Mort:    | # Drv In Drs:               |
| Tax ID#:         | <b>335489-012-000-0004-063.200-0000</b>                 | Assmt:         | Tot Inc Yr:                 |
| Tax:             | Tax Year: <b>2022</b>                                   | Ann Bus Inc:   | Tot Exp Yr:                 |
| Cap Rate:        | Grs Rent Mult:  |                | Ann Rent Inc:               |
| Inc/Exp Info:    | Eff Gross Inc:  | Grs Op Inc:    | Financial Year:             |
| Debt Info:       | Loan Info:  | Net Op Inc:    | Net Op Inc:                 |
| Pre-Tax Csh Flw: | Due In:   | Interest Rate: | Ann Debt Svc:               |
| Amortized Over:  | Net Lse Invest:   | Down Paymnt:   | Occupancy:                  |
| Tenancy:         | <b>Multiple</b>   | Prp On Grd Ls: | Parking Ratio:              |
| Utilities:       | Price Confid:   |                |                             |
| Amenities:       |   | Fuel:          | <b>Oil Above Ground</b>     |
| Includes:        |   | Water:         | <b>Drilled Well, Spring</b> |
| Excludes:        |   | Sewer:         | <b>Septic</b>               |
| Heat Zones/Type: | <b>Heat Pump Air</b>                                    | Hotwater:      | <b>Fuel Oil Stand Alone</b> |
| A/C:             | <b>Central, None</b>                                    | Gas Avail:     |                             |
| Garbage:         |   |                |                             |
| Plumbing:        |   |                |                             |
| Construction:    |   |                |                             |
| Lot Description: |   |                |                             |
| Location Desc:   |   |                |                             |

### Remarks

**One of the most exciting opportunities to come along. Diversified destination property assemblage in Warwick, NY with multiple profit centers, amazing location & breathtaking farm & mountain views. Well known, 5th generation, family farm, garden and flower center, also includes gift shop, residential and rental income, updated main house, multiple barns, shop, retail, 10k ft greenhouses, 30+ acres, 10 separate parcels, black dirt... A Savvy Owner/Investor will see the tremendous potential to add to the successful garden & flower retail business a world class brewery, distillery, winery, an incredible Wedding venue (across the street and for many years the host of the annual sold-out Black Dirt Feast on the great lawn) or keep it just as it has been for 5 generations a successful business and a magical place to raise a family. Too much to list, this is a must-see property, strategic location-just down the road from very successful winery, close to NJ and the center of the of the Black Dirt region in Pine Island, NY.**



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## Parcels

1. 73 Little York Rd, 1,654 sq ft Main House, Built in 1898, 3 b/r, central air, oil heat, full house generator, white retail barn 2,304 sq ft, main barn with shop 2,992 sq ft, five greenhouses 10,000 sq ft (2,000 sq ft each), 6.5 acres, \$9,244 tax.
2. 71 Little York Road, 1,694 sq/ft, Rental House, 3b/r, oil heat, full house generator, separate septic, Retail building with loft, 600 sq ft, shed, 100 sq ft, Built in 1902, .33 acres \$6,418 tax.
3. 67 Little York Road, 1,620 sq ft updated Barn (grey), no heat or water, upgraded electric, newer foundation, metal roof, 2<sup>nd</sup> floor potential, Built in 1910, 4.2 acres, \$714 tax.
4. Little York Rd, Farmland, 4.3 acres, \$294 tax.
5. Little York Rd, Farmland, 1 acre, \$68 tax
6. County Hwy 1, Farmland, 1.4 acres, \$91 tax
7. County Hwy 1, Farmland, 3 acres, \$204 tax
8. Little York Rd, Farmland, 3.7 acres, \$249 tax.
9. Little York Rd, Farmland, 3.6 acres, \$249 tax.
10. County Hwy 1, Farmland, 3 acres, \$204 tax

## Zoning

(AI) Agricultural Industry (Partial)

AI. The purpose of the Agricultural Industry District is to support agriculture and compatible industries on the black dirt and surrounding soils.

**Flood Zone:** Out

Total Building Sq/Footage = 20,694 sq ft (includes 10,000 sq ft of green house space - 5 greenhouses x 2,000 sq ft each.

**Total Acreage:** 31.3 Acres

## Additional

3 Wells

2 Septic Systems

2 full house generators

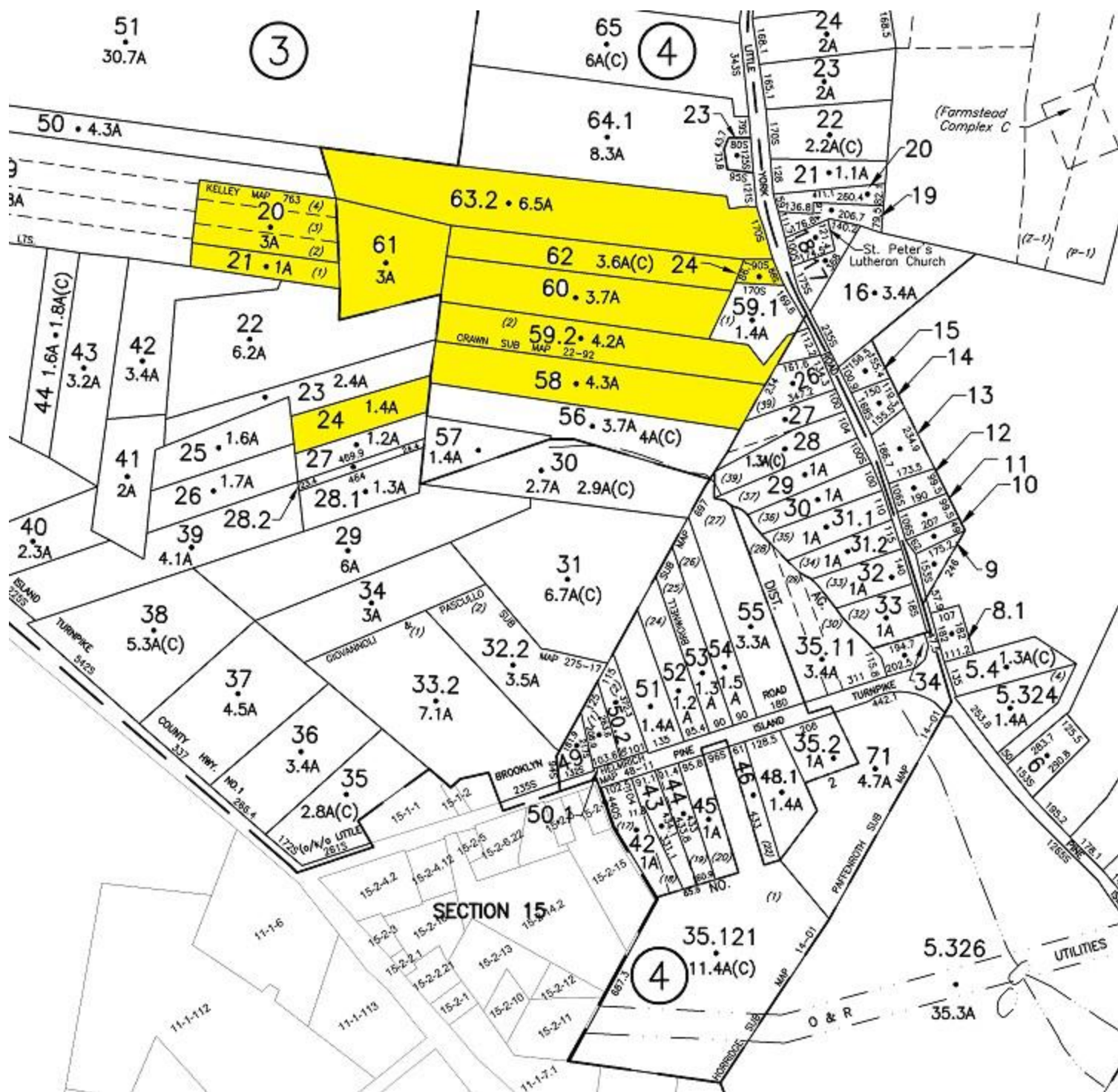
**Total Real Estate Tax** – combined parcels (2022) \$17,735

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|                   | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Acres</b> |              |
|-------------------|----------------|--------------|------------|--------------|--------------|
| Cty Hwy 1         | 12             | 3            | 20         | 3            |              |
| Little York Rd    | 12             | 3            | 21         | 1            |              |
| Cty Hwy 1         | 12             | 3            | 24         | 1.4          |              |
| 71 Little York Rd | 12             | 4            | 24         | 0.33         | Rental House |
| Little York Rd    | 12             | 4            | 58         | 4.3          |              |
| 67 Little York Rd | 12             | 4            | 59         | 4.2          | Blue Bldg    |
| Little York Rd    | 12             | 4            | 60         | 3.7          |              |
| Cty Hwy 1         | 12             | 4            | 61         | 3            |              |
| Little York Rd    | 12             | 4            | 62         | 3.6          |              |
| 73 Little York Rd | 12             | 4            | 63         | 6.5          | Main House   |
|                   |                |              |            | 31.03        |              |

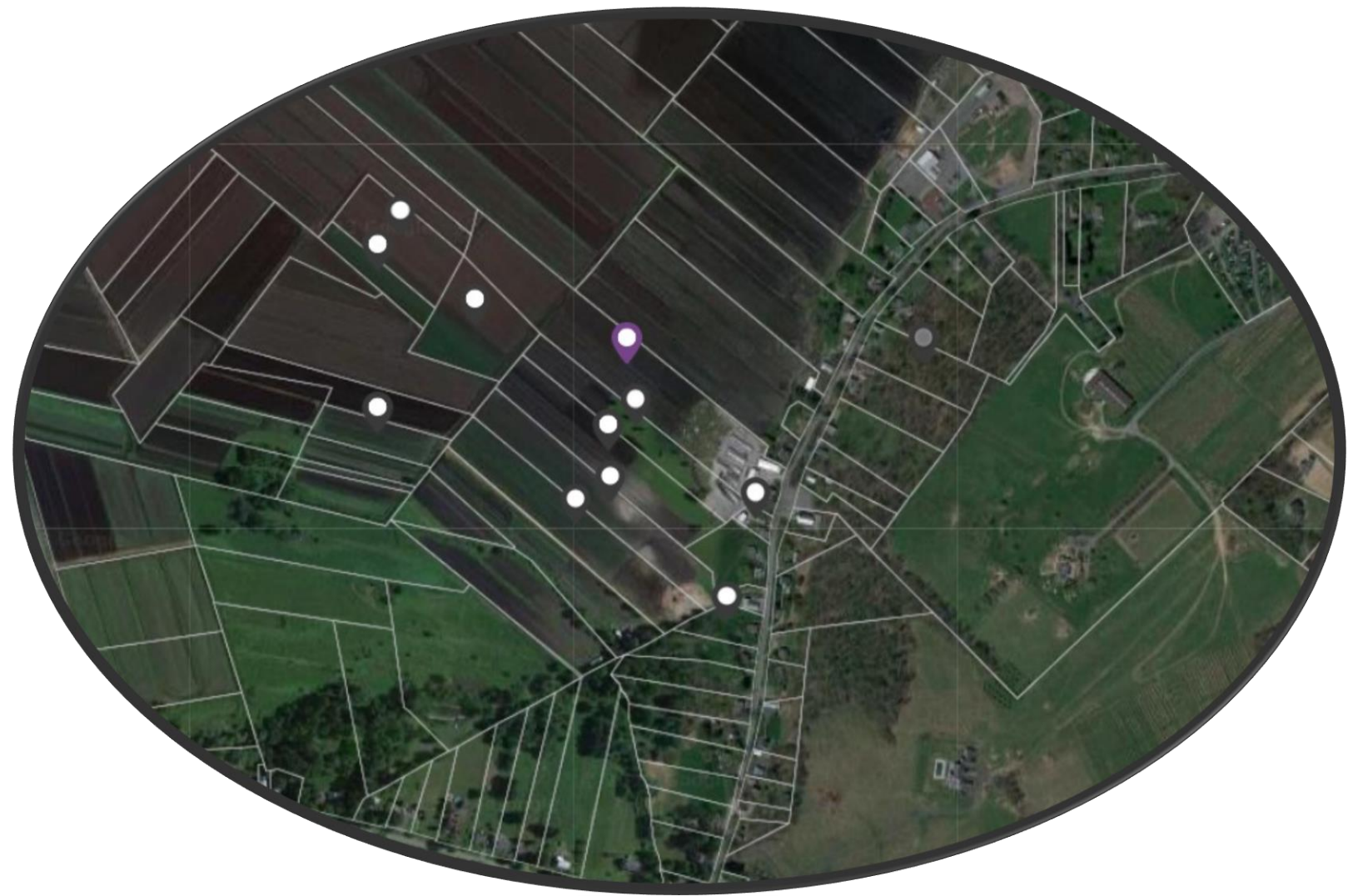
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REALIST

APN 335489-012-000-0004-063.200-0000 | CLIP 5591464155

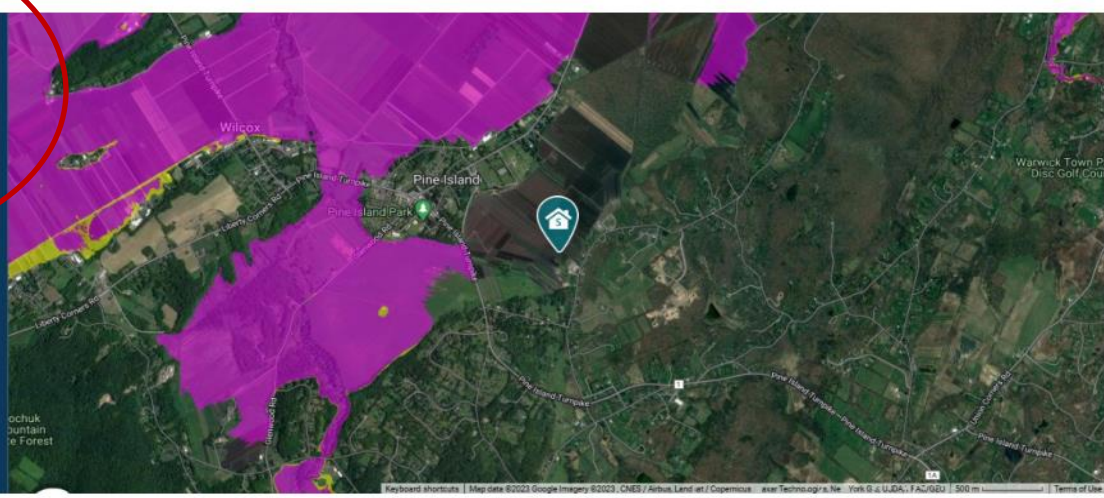
73 Little York Rd, Warwick, NY 10990-2232, Orange County

## STANDARD FLOOD MAP

Flood Zone Determination  
**OUT**

Flood zone Legend

- X500 or BZone
- A Zone
- V Zone
- D Zone
- Floodway
- Coastal Barrier Resource Area
- Subject Property

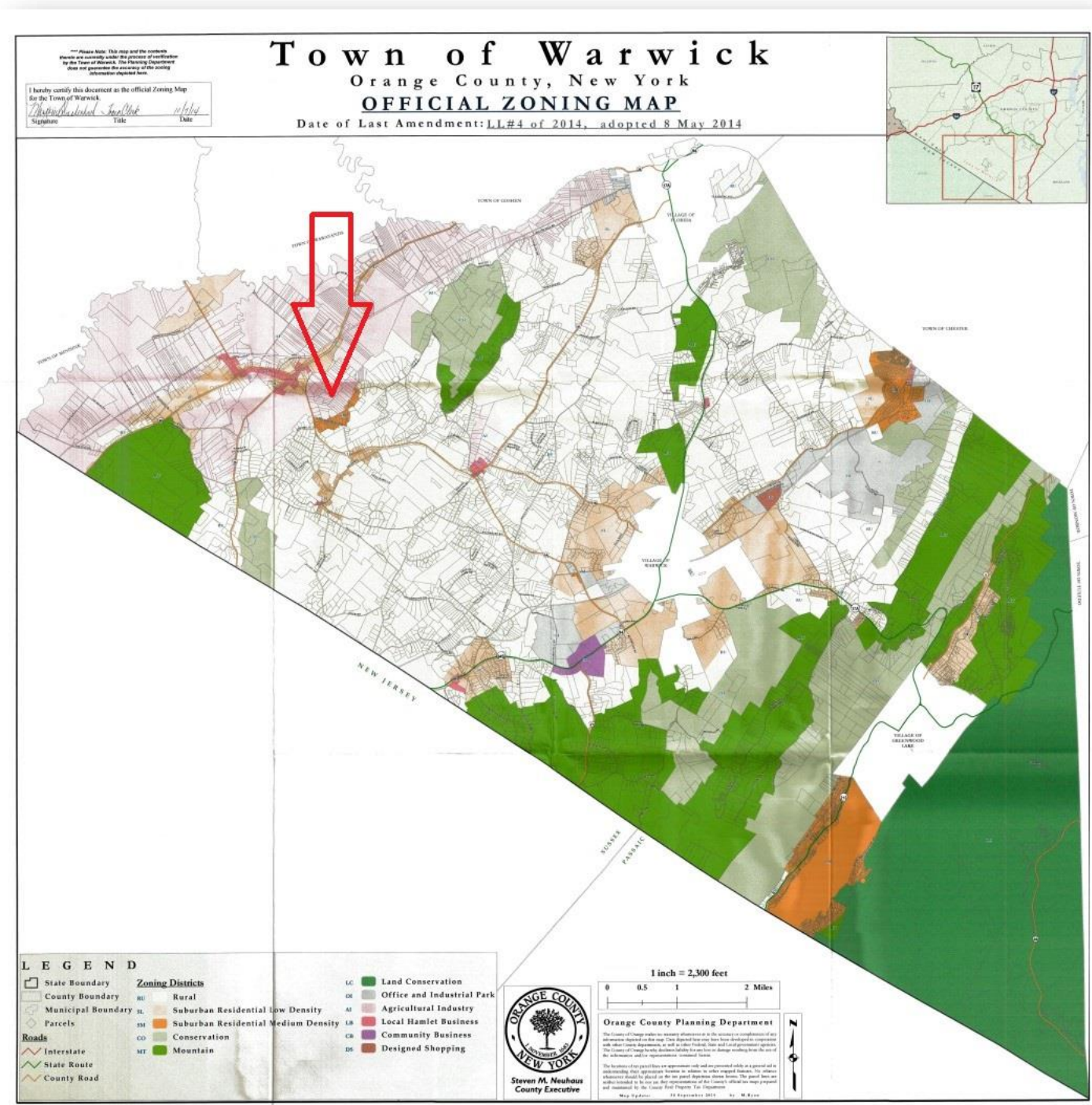


|  |                   |
|--|-------------------|
| Special Flood Hazard Area (SFHA)       | Out               |
| Community Participation Status         | R - Regular       |
| Within 250 feet of multiple flood zone | No                |
| Community Number - Map Panel & Suffix  | 360636-0437E      |
| Flood Zone Code                        | X                 |
| Panel Date                             | August, 3, 2009   |
| County                                 | Orange            |
| Original Panel Firm Date               | October, 15, 1985 |
| FIPS Code                              | 36071             |
| Coastal Barrier Resource Area (CBRA)   | Out               |
| Community Name                         | Warwick, Town Of  |



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## LEGEND

- State Boundary
- County Boundary
- Municipal Boundary
- Parcels
- Roads**
- Interstate
- State Route
- County Road

### Zoning Districts

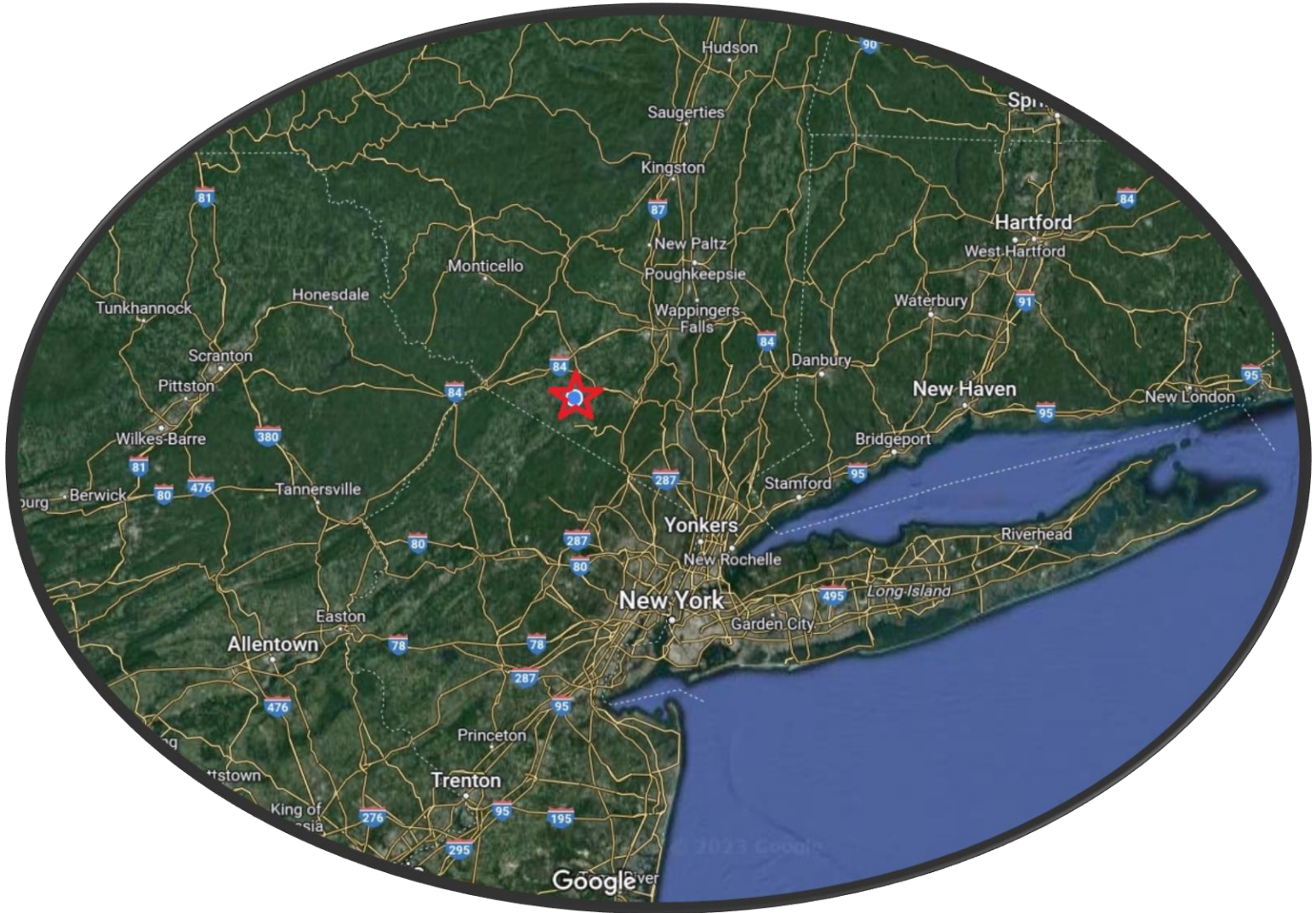
- RU Rural
- SL Suburban Residential Low Density
- SM Suburban Residential Medium Density
- CO Conservation
- MT Mountain

- LC Land Conservation
- OI Office and Industrial Park
- AI Agricultural Industry**
- LB Local Hamlet Business
- CB Community Business
- DS Designed Shopping



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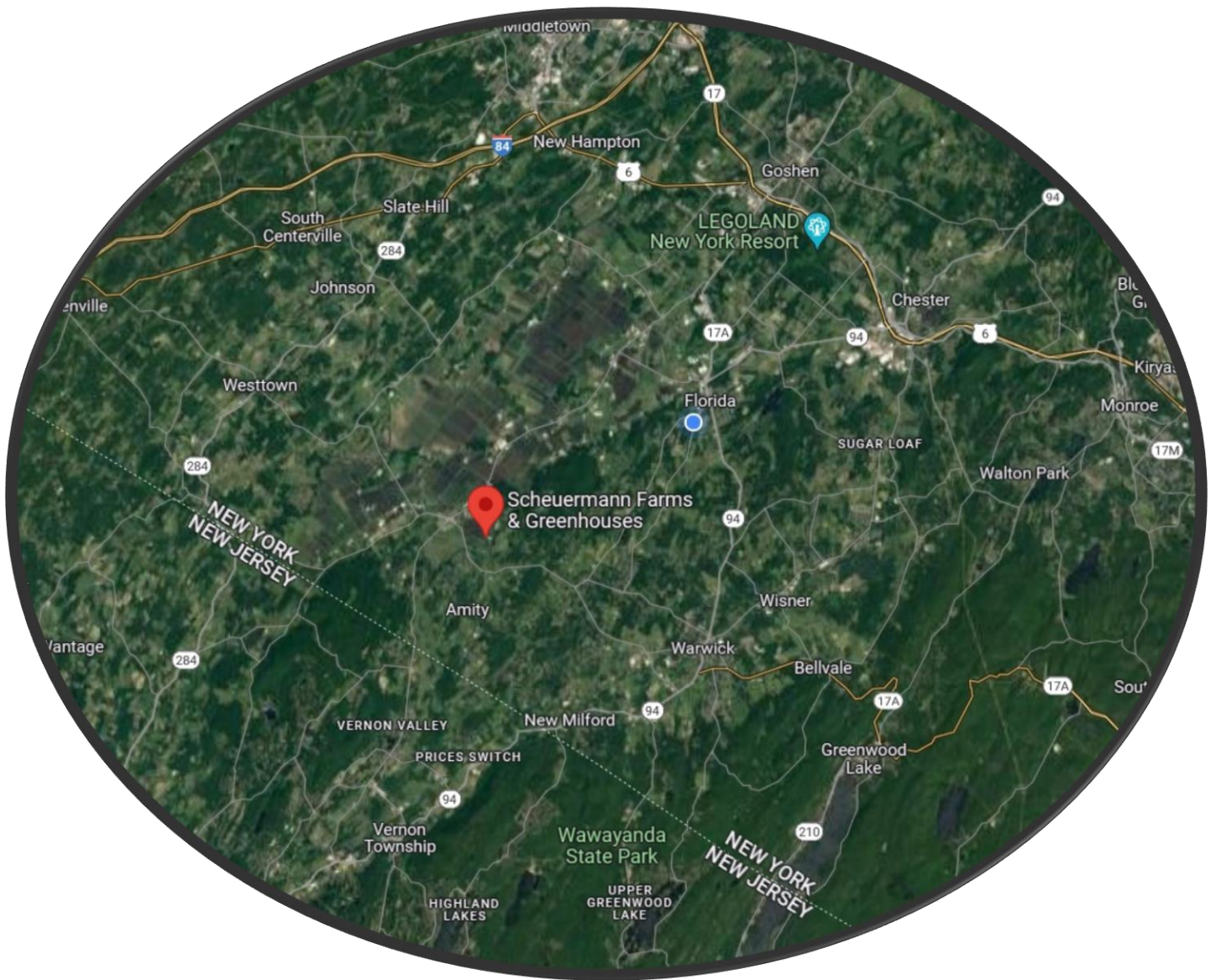
Major Highways





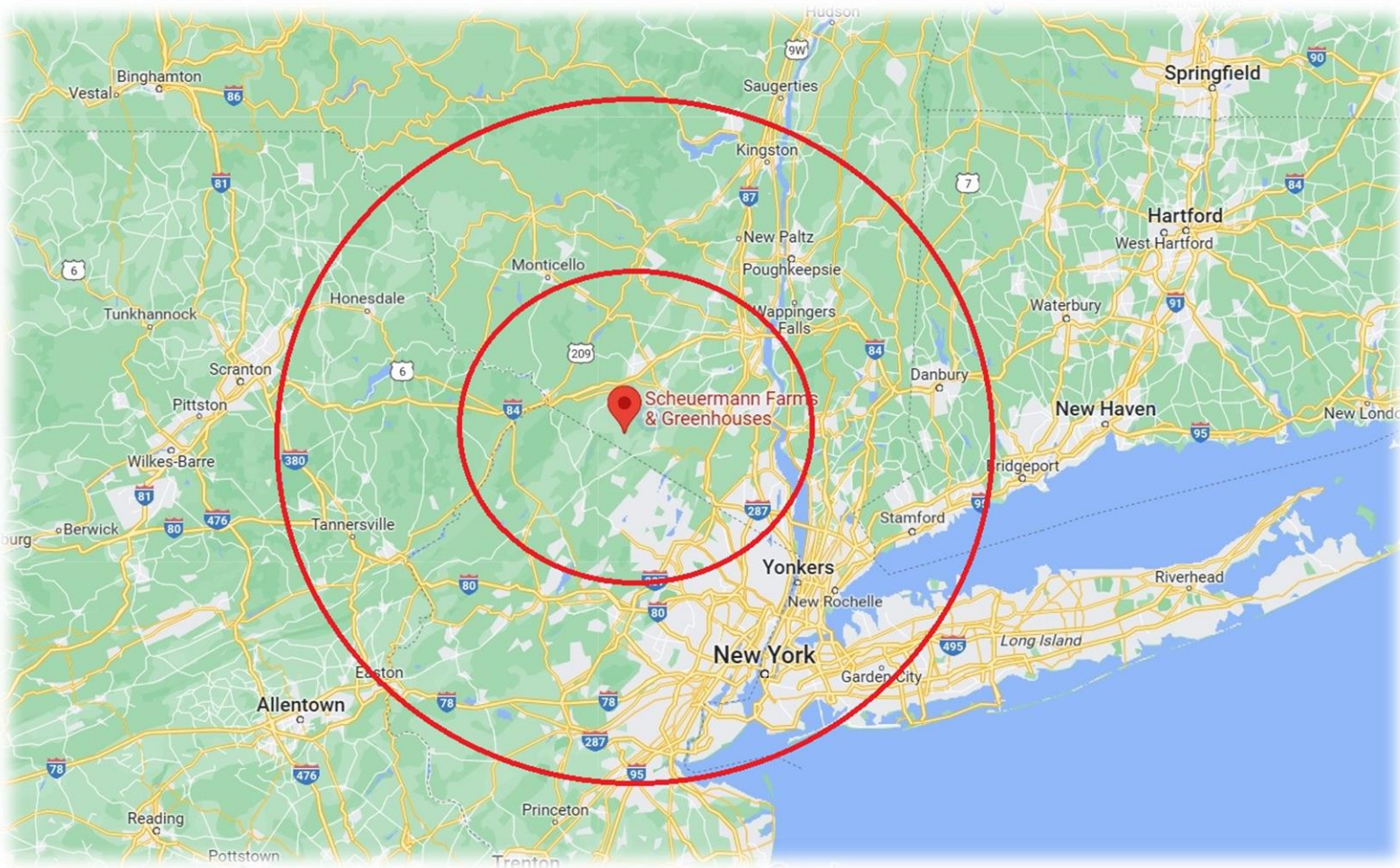
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## Distance to Major Cities

New York City



43mi

Albany NY



101mi

Hartford CT



119mi

Philadelphia PA



151mi



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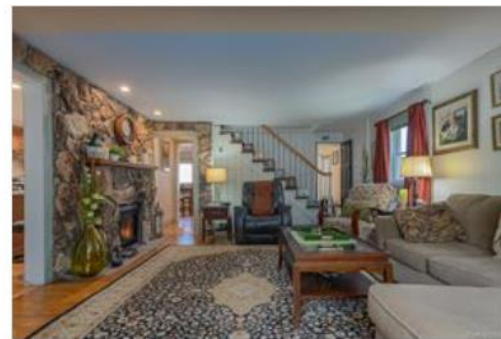
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Main House



OneKey ML

OneKey ML



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Barn and Workshop





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Retail





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Main House Rear





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Rental House



OneKey  
OneKey



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Overhead





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Retail Shop w/potential loft area





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Greenhouse (1 of 5)





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Building



Black Dirt



Shed





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Rental House





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ORANGE COUNTY

401,310  
RESIDENTS

HUDSON VALLEY

1.7 Million  
RESIDENTS

100 MILE RADIUS

27.5 Million  
RESIDENTS

MEDIAN AGE

37.1

### Household Data

Median Gross Rent



\$1,324

Housing Units



144,264

Total Households



130,428

Avg Household Size



2.9

### Transportation



34.4 Minutes  
Average Commute Time



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## Proforma Income

|                                       |                  |
|---------------------------------------|------------------|
| House rental                          | \$36,000         |
| House Rental                          | \$30,000         |
| Main Barn w/workshop 2,992 x 10 psf   | \$29,920         |
| White Barn 2,304 x 10 psf             | \$23,040         |
| 5 Greenhouses 5 x \$1000/mth          | \$60,000         |
| Red Retail Shop 600 sq ft             | \$18,000         |
| Shed                                  | \$0              |
| Grey Barn (separate lot) 1,620 sq/ft  | \$20,000         |
| Black Dirt Parcels (currently rented) | \$10,000         |
| <b>Potential Gross Income</b>         | <b>\$226,960</b> |
| <b>Less Vacancy</b>                   | <b>\$11,348</b>  |
| <b>Effective Gross Income</b>         | <b>\$215,612</b> |

## Operating Expenses

|                             |                  |
|-----------------------------|------------------|
| Real Estate Taxes           | \$17,735         |
| Insurance                   | \$6,500          |
| Maintenance 5%              | \$11,348         |
| Management 5%               | \$11,348         |
| <b>Total Expenses</b>       | <b>\$46,931</b>  |
| <b>Net Operating Income</b> | <b>\$168,681</b> |