

Building Better Communities With.....

Rand Commercial



For Property Information or to schedule an appointment contact:

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Rand Commercial

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MLS

93-95 Windermere, Greenwood Lake, New York 10925

MLS#: [850214](#)
Status: **Active**

Prop Type: **Commercial Sale**
Sub Type: **Mixed Use**

Price: **\$899,000**
DOM: **8**



City/Township: **Warwick (Town)** County: **Orange County**
Post Off/Town: **Greenwood Lake**
Village: **Greenwood Lake** Hamlet/Loc.:
Yr Built: **1986** Stories in Bldg: **2**
Property Cond: **Updated/Remodeled** Sqft Total: **3,174** **Public Records**
Building Name: Acre(s): **0.23**
Waterfront: **No** Lot Size SqFt:
Water Frontage Length: Leasable Area: **3,174**
Business Type: **Professional Service, Residential, Retail** Business Name:

Public Remarks

Four-unit mixed-use investment or user property. Large, recently renovated retail/bagel store, day-spa and 2 apartments. Corner location, highly visible main street location, 3,460 cars pass per day. +/- 14 private parking spaces in the rear. Natural gas, municipal water, septic. Separate tenant paid utilities. Opportunity for user: The large retail space is available and has the potential to reopen quickly as a bagel store, business assets are available under a separate listing. The two apartments and the day spa are beautifully renovated/updated and are fully rented. CS Central Shopping Zoning. Blocks from the Lake, close to new commercial development, ski slopes, wineries, breweries, apple orchards, Greenwood Lake straddles NY and NJ.

Improvement Remarks

Apartments and spa renovated and updated. Former Bagel store fully renovated

Interior Features

Laundry: # Residential Units: **2**
Basement: **No** Elevator:

Exterior Features

Lot Feat: **Corner Lot, Level**
Parking: **14**
Construction: **Frame**
Pool: Sprinkler System: # of Buildings: **1**
of Docks: # Drive-In Grade Lvl Doors: # of Units Total: **4**

Systems & Utilities

Cooling: **Ductless, Wall/Window Unit(s)** Sewer: **Septic Tank**
Heating: **Natural Gas** Water: **Public**
Utilities: **Electricity Connected** Water/Sewer Expense:

Property/Tax/Legal

Tax ID#: Taxes Annual: **\$11,959.00** Tax Year: **2024**
Permitted Uses: **Food Services, Mixed, Office, Residential, Retail** Assessed Value: Tax Source:
Building Class: **B** Build To Suit: Investment Prop:
Max Cont Sqft: Min Divisible Sqft: Zoning: **CS Central Shopping**
Property Attchd: **Yes** # of Buildings: **1** # of Lots:

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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Fact Sheet

Fact Sheet 93-95 Windermere Ave Greenwood Lake, NY

City/Town +B3:129	Warwick
Village	Greenwood Lake
Post Office	Greenwood Lake
Tax ID	<u>335403-308-000-0002-019-000-0000</u>
County	Orange
SBL	308-2-19
Legal Description	LTS 486 & 487 MONTELAC PK
RE Taxes - Village	\$2,760.40
RE Taxes - Town & County	\$2,097.73
RE Taxes - School	\$7,100.12
Zoning	CS Central Shopping
Flood Zone	Not in Flood Zone
Road Frontage Windermere	65'
Road Frontage Oak St	155'
Property size acres	0.2238
Property size sq/ft	9,750
Levels	2
Basement	n/a
Parking	Lot Parking +/- 24 spaces
Parcel	Rectangle, level
Traffic Count	3,460 avg cars per day
Year Built	1986 estimated
Sq ft first level	1,470
Sq ft second level (loft)	1654
Sq ft Basement	n/a
Total sq/footage	3,124
Property Class	Detached Row Building
Property Class	Commercial Mixed-Use Building
Use	Bagel store/deli, apartments, office
% Improved	47%
Construction	Wood Frame
Water	Commercial/Public Water - paid by retail tenant
Sewer	Septic
Central Air	Wall
Heating System Type	Forced Air
Insurance	\$4,491.75 per year * should be lower.
Utilities Electric	Separate, tenant paid
Utilities Nat'l Gas	Separate, tenant paid

Info deemed reliable but not guaranteed

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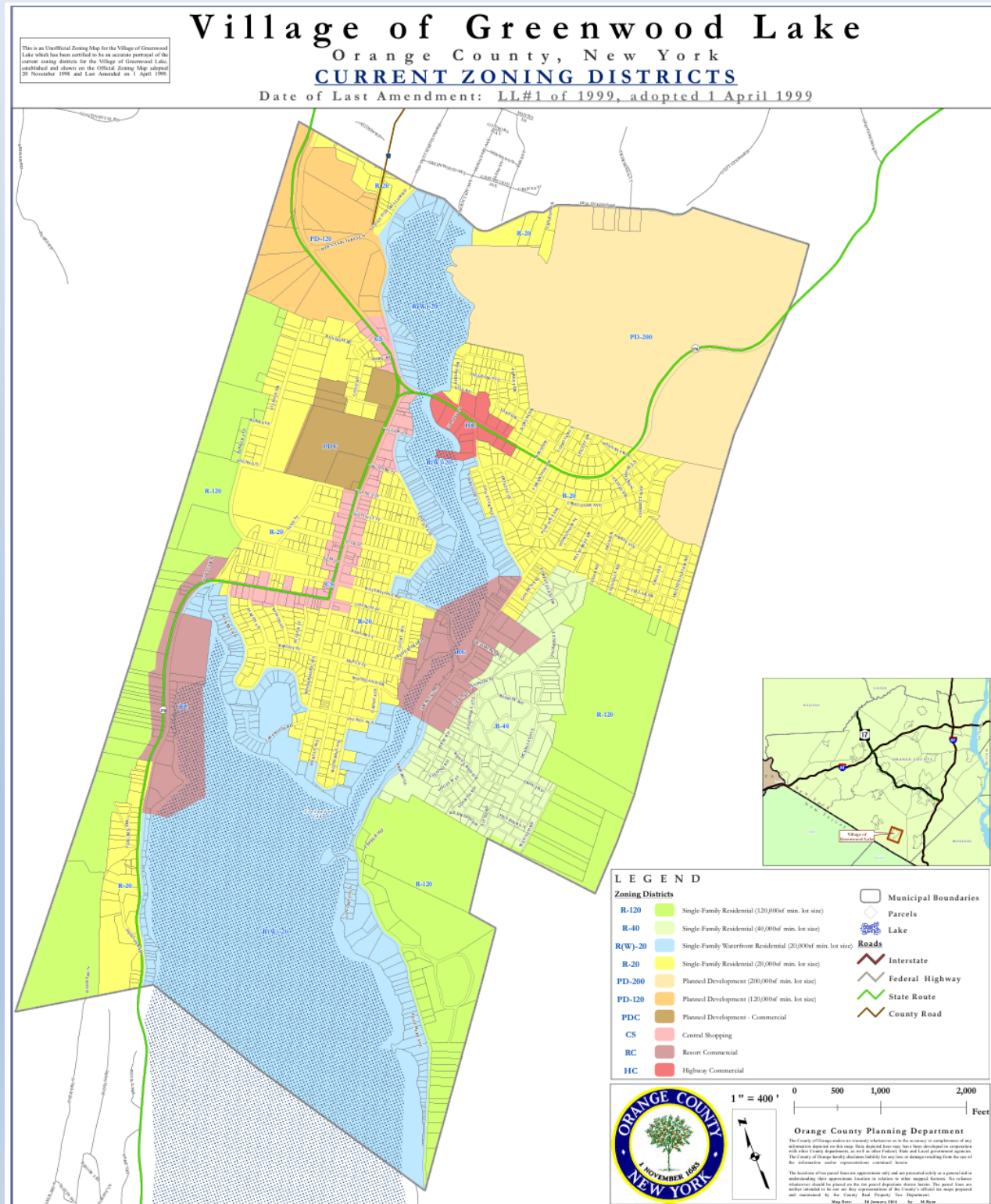
Four-unit mixed-use investment or user property. Large, recently renovated retail/bagel store, day-spa and 2 apartments. Corner location, highly visible main street location, 3,460 cars pass per day. +/- 14 private parking spaces in the rear. Natural gas, municipal water, septic. Separate tenant paid utilities. Opportunity for user: The large retail space is available and has the potential to reopen quickly as a bagel store, business assets are available under a separate listing. The two apartments and the day spa are beautifully renovated/updated and are fully rented. CS Central Shopping Zoning. Blocks from the Lake, close to new commercial development, ski slopes, wineries, breweries, apple orchards, Greenwood Lake straddles NY and NJ.

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Zoning Map



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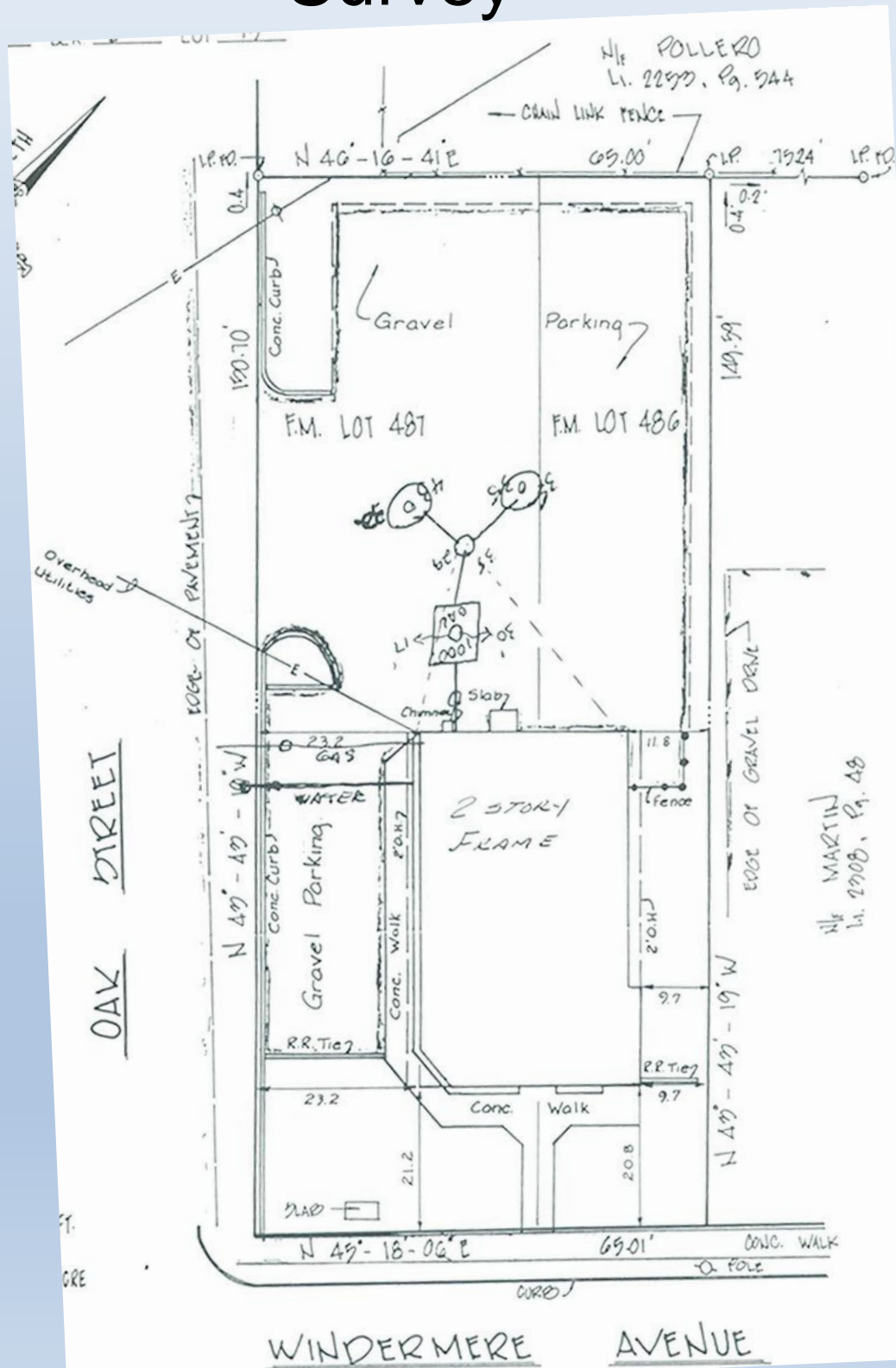
Permitted Use

Village of Greenwood Lake
Schedule of Use Requirements
Nonresidential Districts
[Amended 4-1-1999 by L.L. No. 1-1999]

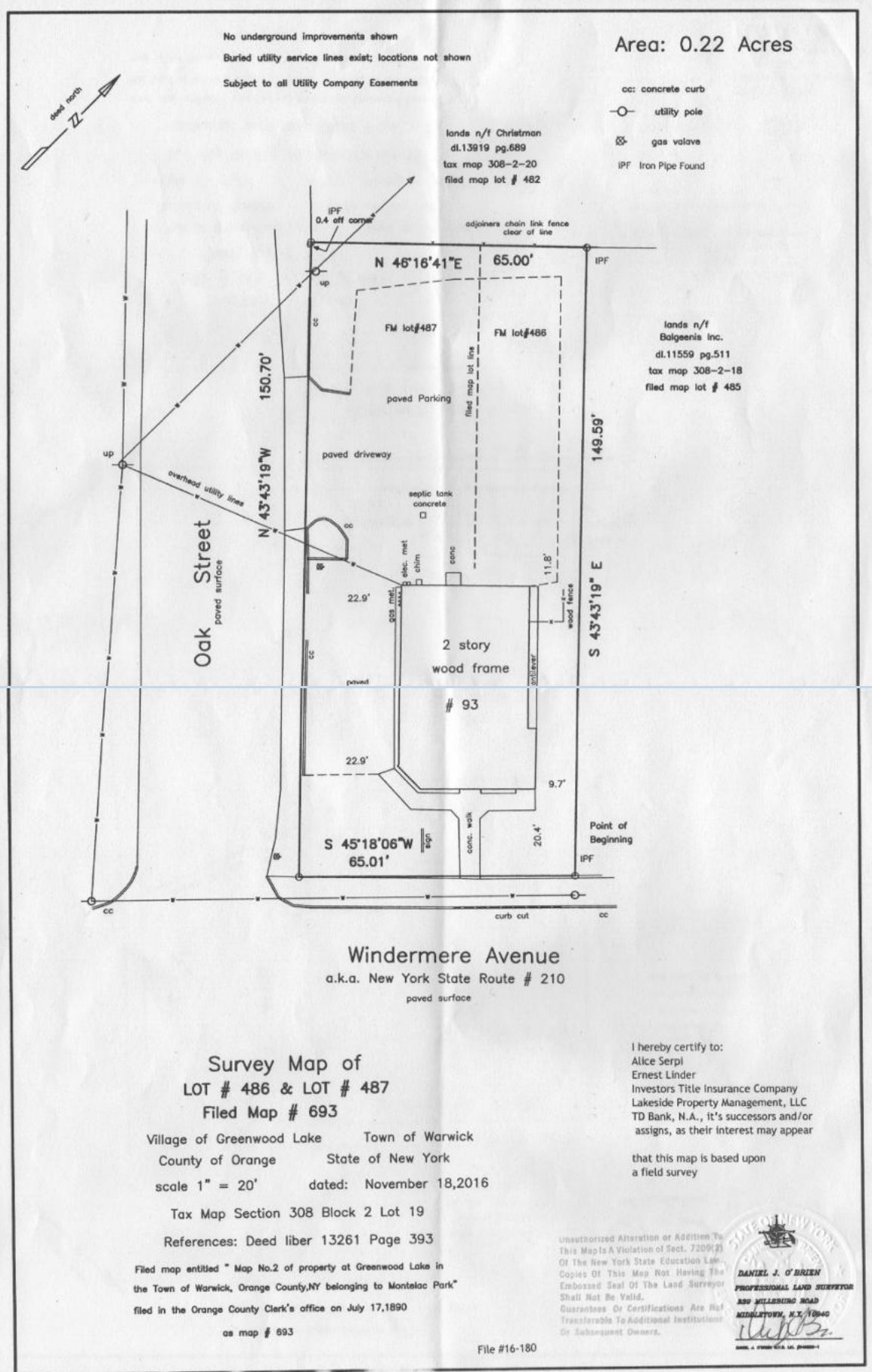
District	Purpose	Permitted Uses	Use Regulations	
			Accessory Uses	Special Uses
CS Central Shopping	To encourage the revitalization and continued improvement of the village's commercial center; to protect and enhance the existing pedestrian environment and continuously improve the architectural and aesthetic quality of the center; to allow commercial uses that cater to the needs of village residents and visitors.	<ol style="list-style-type: none"> 1. Retail. 2. Banks and banking institutions. 3. Personal service uses. 4. Nonpersonal service uses. 5. Eating and drinking establishment. 6. Offices. 7. Laundry and dry-cleaning services, excluding laundromats. 8. Home improvement centers. 9. Newspapers; job-printing establishments. 10. Theaters, excluding drive-ins. 11. Taxicab stands. 12. Studios of physical instruction, including dance, gymnastics, aerobics, martial arts. 	<ol style="list-style-type: none"> 1. Public utilities and related structures. 2. Parking. 3. Signs. 4. Any use that is customarily incidental and subordinate to a principal use, whether conducted in the principal or an accessory building on the lot. 	<ol style="list-style-type: none"> 1. Outdoor dining as an accessory use (§ 120-28J).



Permitted Uses
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Survey



Financials

93-95 Windermere Avenue Greenwood Lake, NY

Income	Monthly	Annual	Description
93A	\$1,650	\$19,800	Studio w/ full kitchen and bath
93B	\$1,700	\$20,400	One bdrm w/ living room, office area, kitchen, bathroom & laundry
93C	\$1,200	\$14,400	Office with two rooms & Bathroom (no shower)
Retail	\$3,300	\$39,600 *	Bagel store recently renovated - Vacant - Proforma
Box Rental	\$75	\$900	"Wear again" recycle box rental
Water		\$600	Reimbursement (Retail Tenant)
		\$95,100	

Expenses

RE Taxes Village	\$2,761
RE Taxes County	\$2,098
RE Taxes School	\$7,101
Building Insurance	\$4,492
Village rental fee	\$50
Village Inspector fee	\$50
Water	\$600
Management fee	\$2,853
Maintenance fee	\$3,804
Vacancy factor 5%	\$4,755
	\$28,564

Net operating Income	\$66,536
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Asking Price	\$899,000
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Cap Rate at \$899,000	7.40%
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Additional

Parking 22-24 spaces.

Two sheds, small outdoor patio - side of building.

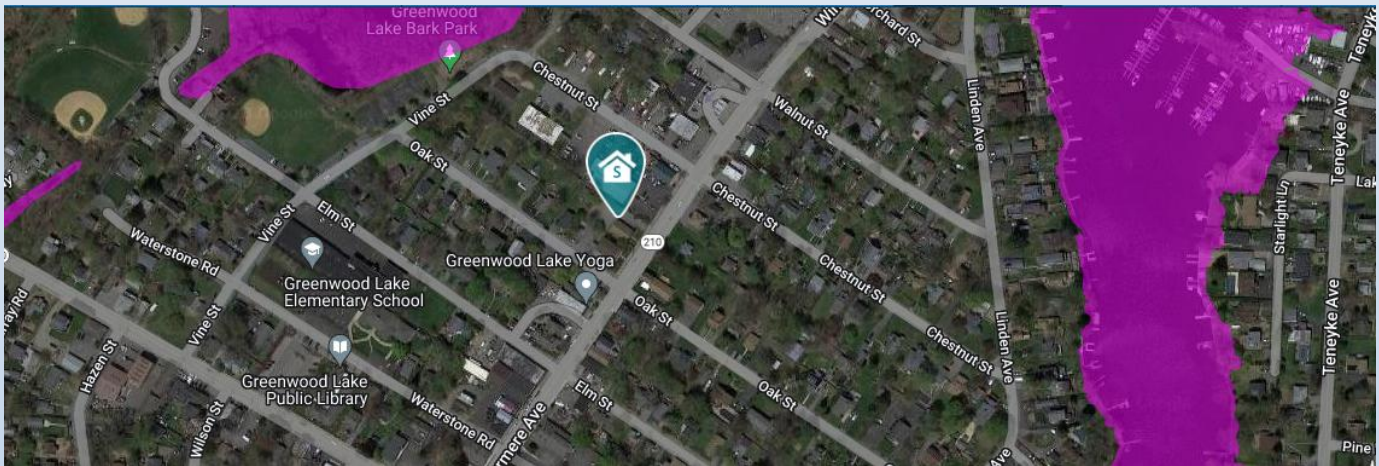
Retail unit can potentially be divided into two units.

Great for user or investor.

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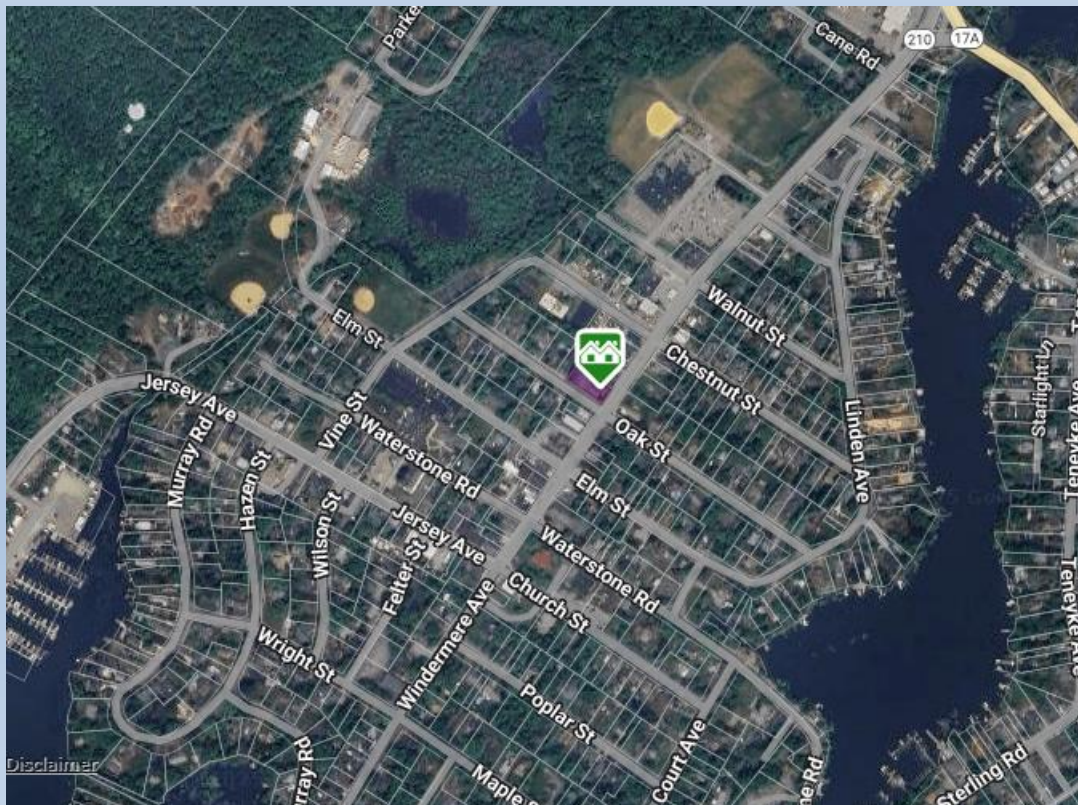
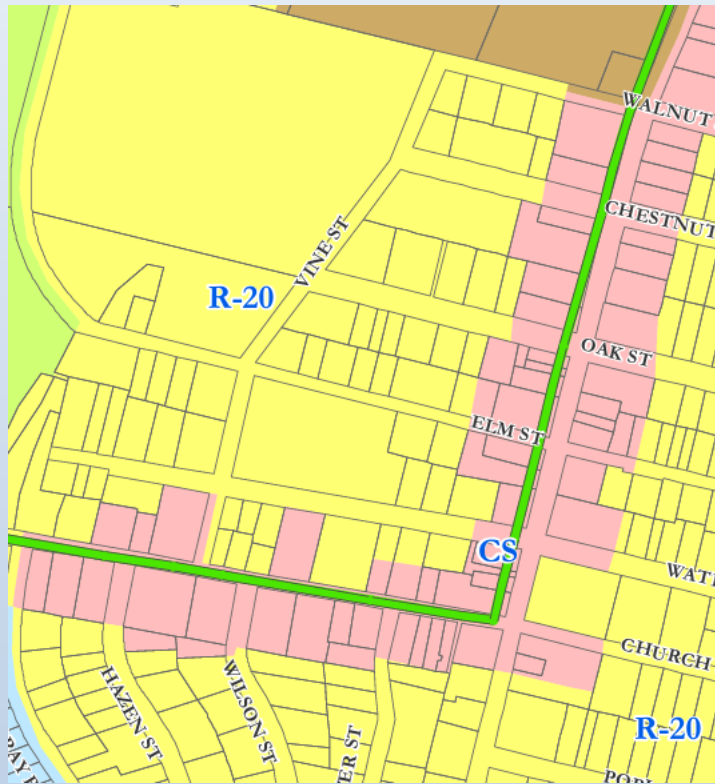
Flood Zone



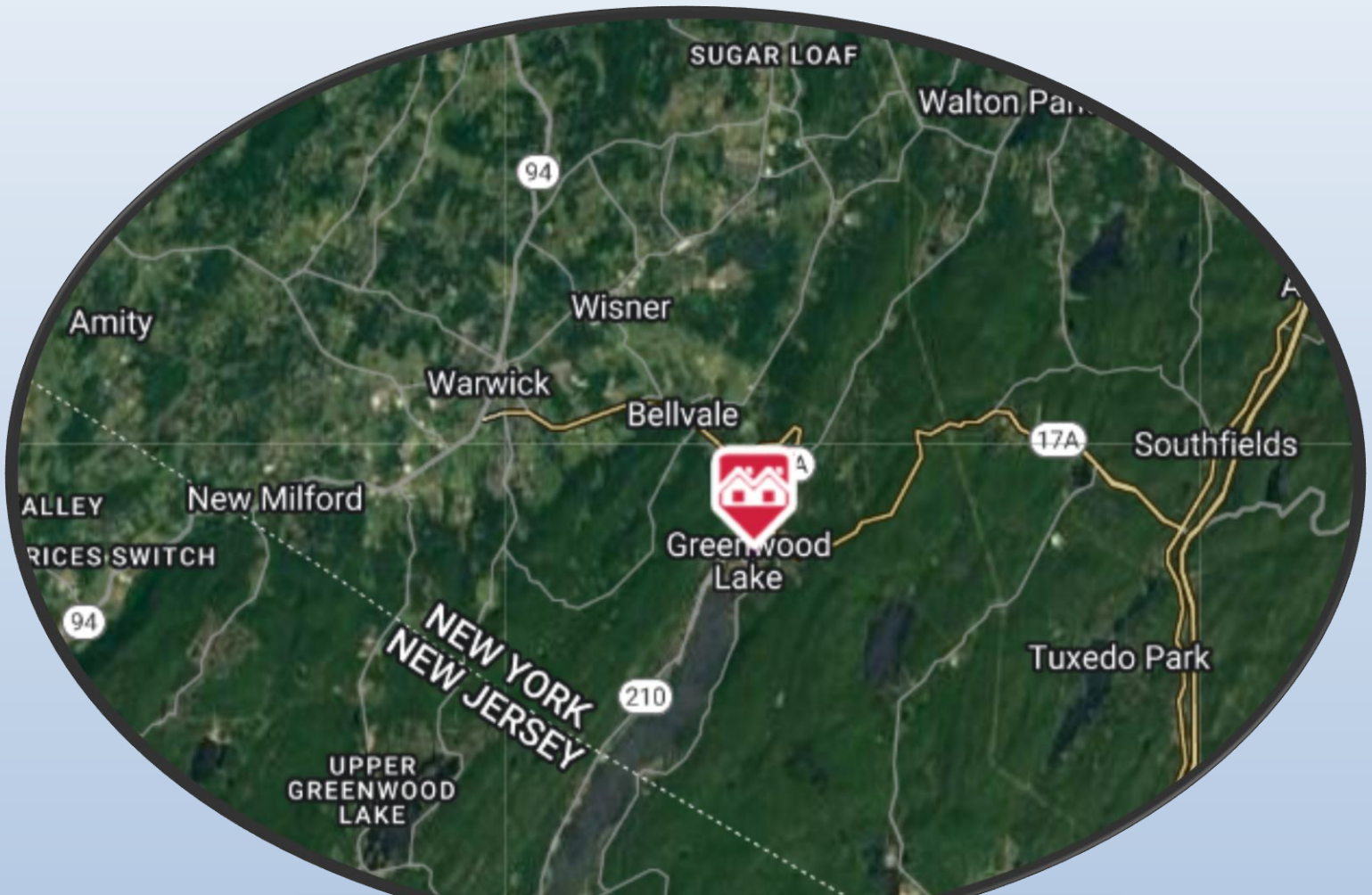
Flood Zone Determination
OUT



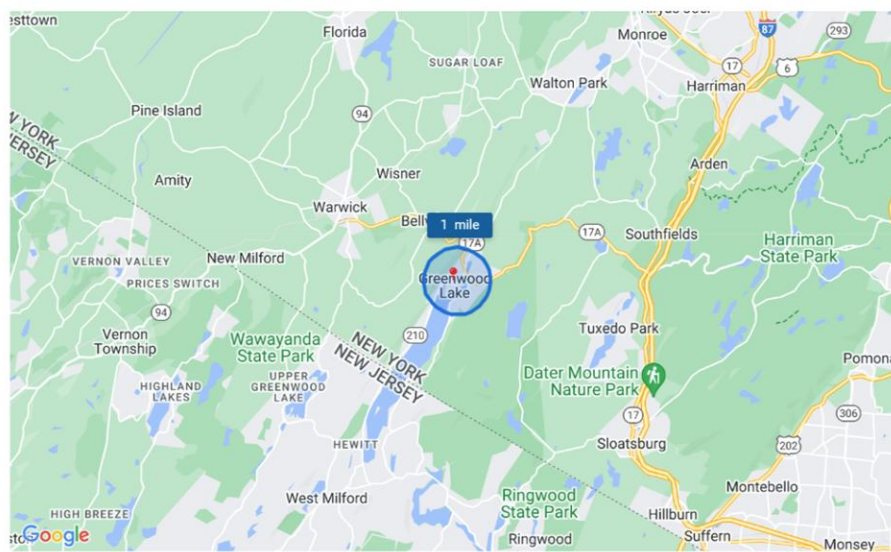
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Demographic Insights









Studio
Apartment



Spa





One Bedroom Apartment





Retail Space



Additional

