

*Building Better Communities With.....*



**Rand Commercial**



**For Sale! 21/31 Cerone Place, Newburgh, NY 12552**

For Property Information or to schedule an appointment contact:

**Charles Emanuel**

NYS & NJ Licensed Real Estate Salesperson

Commercial & Investment Specialist

**201-522-1912 Mobile**

**Rand Commercial**

300 Canal Street, Suite B

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Well-maintained 12,200± SF professional office/medical building situated on 1.50± acres at, with an adjacent 1 ± acre vacant commercial parcel (21 Cerone Place) available for expansion, parking, or future development. The property is ideally suited for healthcare, social services, corporate office, behavioral health, nonprofit, or institutional use.

The building features a highly functional interior layout with multiple private offices, a full commercial kitchen, team suites, administrative areas, conference space, IT rooms, records/archive storage, break room, and dedicated support areas (copy room, laundry, housekeeping, scheduling, and operations). The current configuration supports multi-department operations under one roof with secure record areas and multiple controlled exits.

Extensive on-site asphalt parking accommodates staff, visitors, and service vehicles. The site is located in a professional corridor near Little Britain Road, with convenient access to Route 9W, I-84, and regional healthcare providers.

The adjacent 21 Cerone Place parcel (1± acres) provides flexibility for additional parking, new construction, outdoor programming, or future redevelopment (see attached plans), making this a rare assemblage opportunity in the City of Newburgh.

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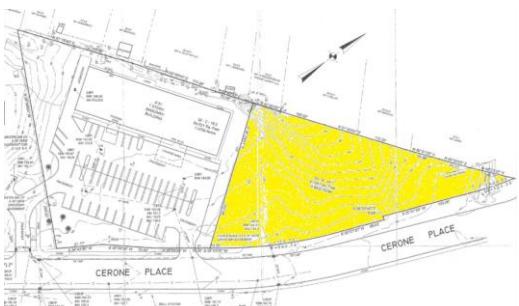
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## 31 Cerrone Place Newburgh, NY 12550



City/Town	Newburgh City
School District	Newburgh
County	Orange
S-B-L	33-2-16.2
Real Estate Taxes	0
Year Built	2,000
Bldg sq/ft	12,200
Rentable sq/ft	12,200
Levels	1
Lot Acres	1.5
Other	Canopy 400 sq/ft
Parking	Surface
Zoning	RH
Heating	Electric
Cooling	Central A/C
Construction	Standard
Water	Municipal/Commercial Available
Sewer	Municipal/Commercial Available
Sprinklers	No
Alarm	yes
Flood Zone	Not in partial/vac lot
Road Frontage -	600
Property Class	Professional Building

## 21 Cerone Pl Newburgh, NY 12550



City/Town	Newburgh City
School District	Newburgh
County	Orange
S-B-L	33-2-16
Real Estate Taxes	8,087
Year Built	n/a
Bldg sq/ft	n/a
Rentable sq/ft	n/a
Levels	n/a
Lot Acres	0.96
Zoning	RH
Flood Zone	partial
Road Frontage -	600
Property Class	Vacant Commercial



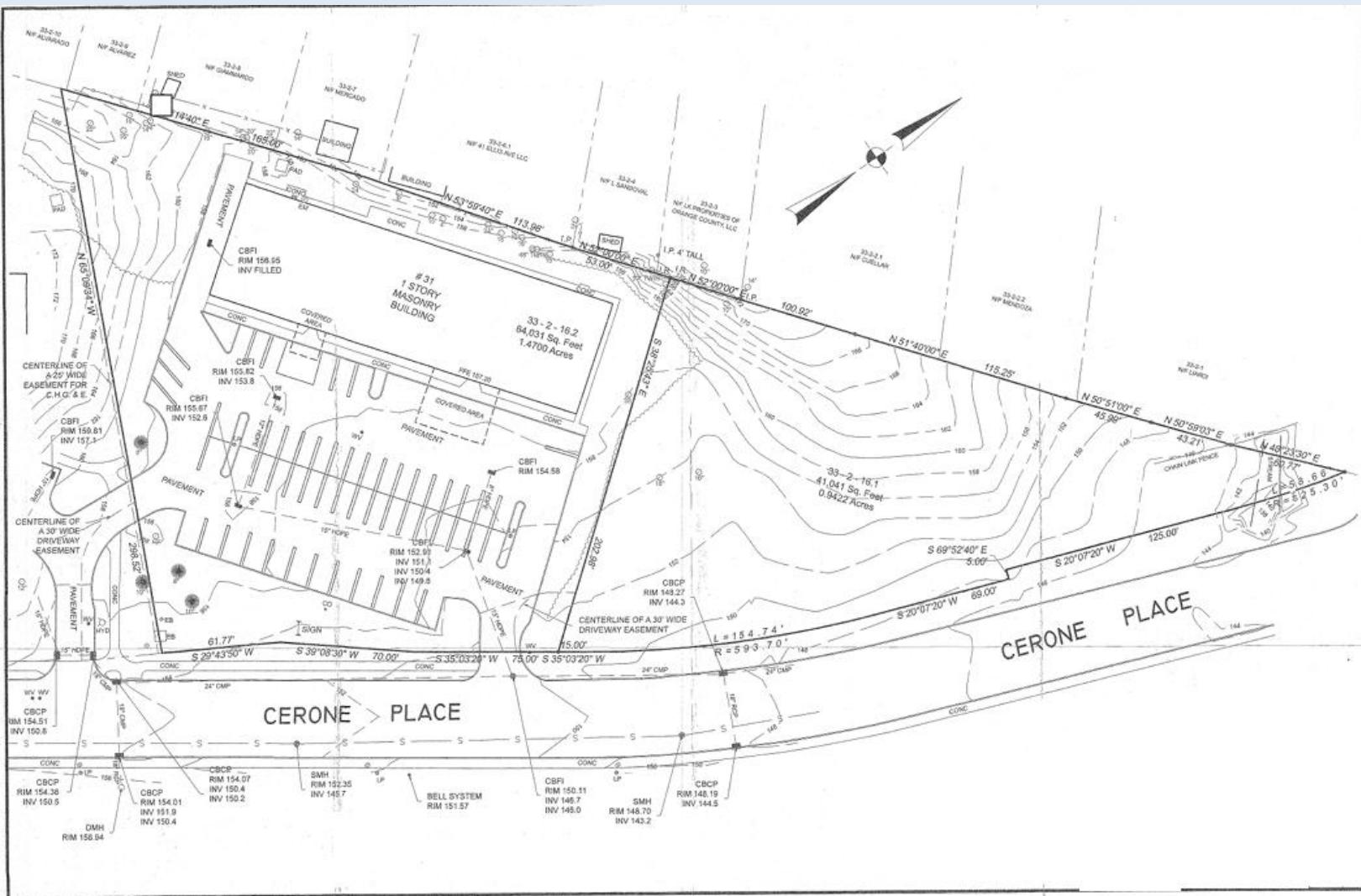
31 Cerone Place, 12,200 sq/ft office building



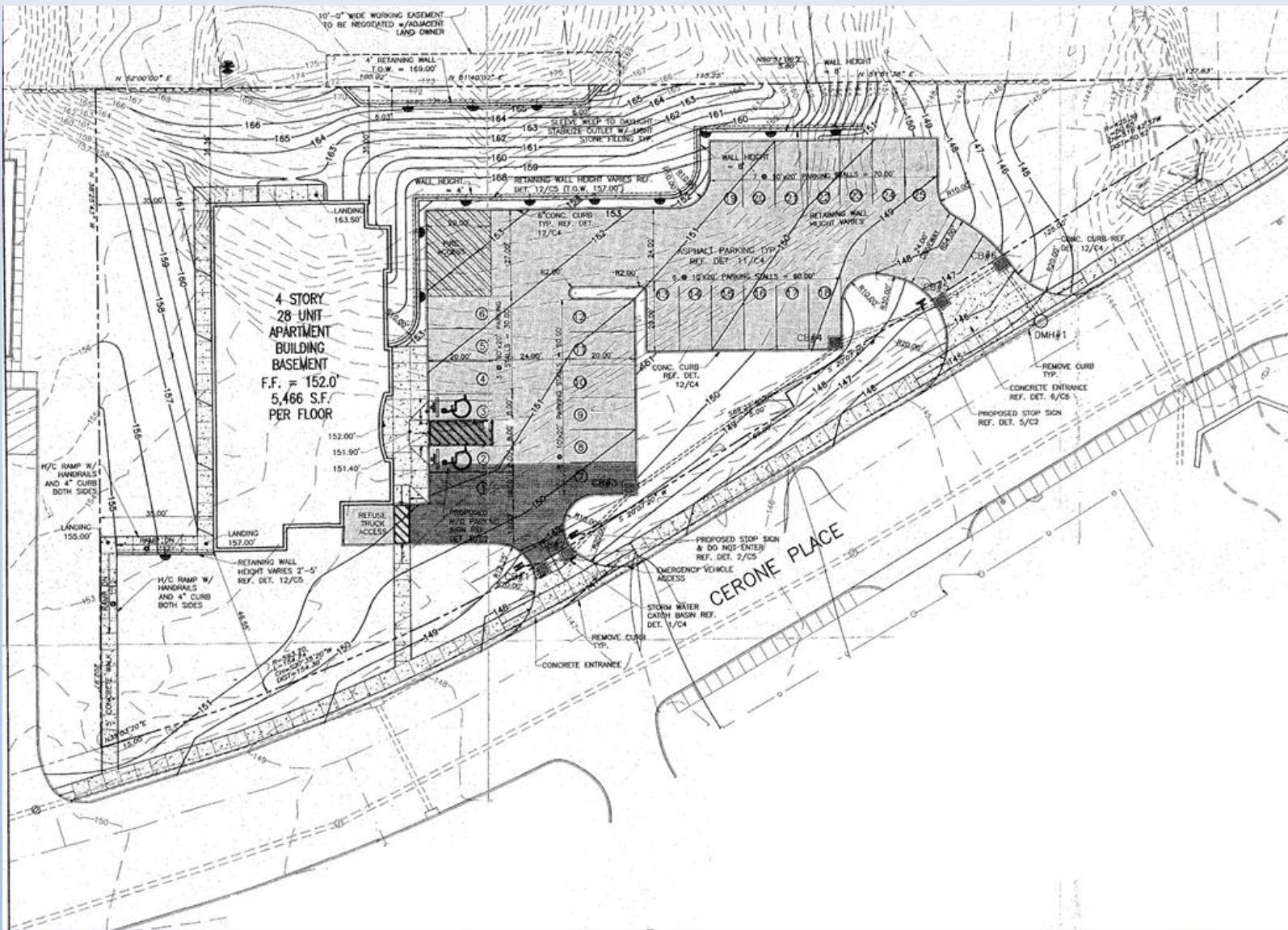
# Tax map



## Site Plan

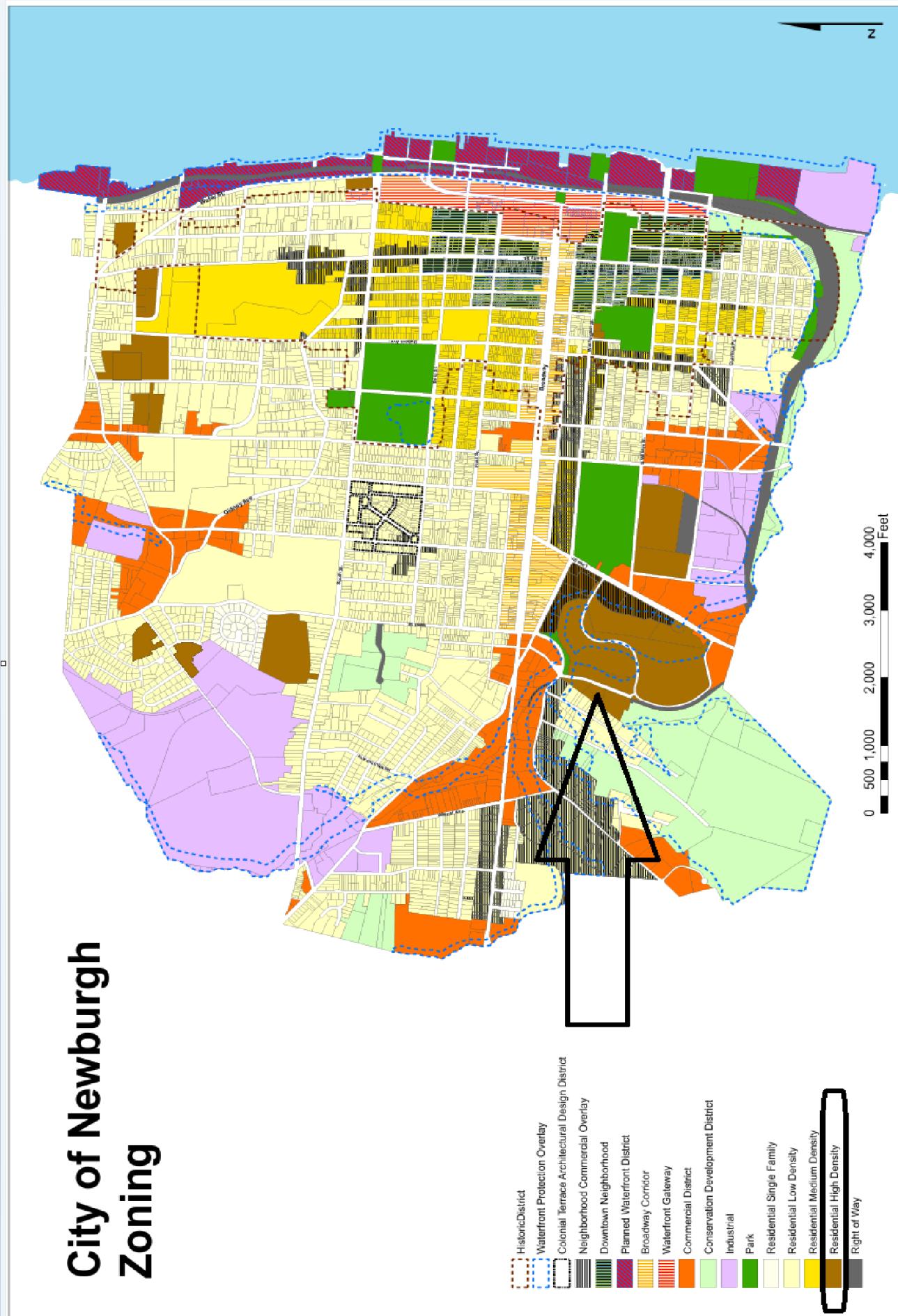


## Past proposed development on vacant lot (21 Cerone)



## Zoning Map

# City of Newburgh Zoning



A. Traditional zoning districts:

- (1) R-1 - Single-Family District - zone characterized by one, single-family dwelling per lot.
- (2) Residential - Low-Density (R-Law) - zone characterized by detached, single-family dwellings per lot, with allowances for two- and three-family dwellings and other housing types, facilities and services that meet the needs of the community and residents, provided they are at a scale and density compatible with the landscape character in the zone.
- (3) Residential - Medium-Density (R-Med) - zone characterized by one- to four-family structures and limited commercial uses that are functionally compatible with intensive residential use.
- (4) Residential - High-Density (R-High) - zone characterized by structures that accommodate large numbers of residential dwelling units in limited space in areas within easy pedestrian access to commercial areas and public facilities within the City.
- (5) Commercial District (CD) - zone characterized by primarily retail and service-related businesses, and under closely controlled conditions, light industrial uses that are frequented by the general public.
- (6) Conservation Development District (CDD) - as defined in § 300-33.
- (7) Industrial District (IND) - zone characterized by commercial activity focused on manufacturing, packaging, storage/warehousing, or wholesale production of goods.
- (8) Right-of-Way (R-Way) - a parcel of property over which pedestrians or vehicles may legally pass over or through for purposes of public travel.
- (9) Park - areas owned or used by the City, state, or other government entity for the purpose of being used as parkland, playgrounds, recreation areas, nature preserves, or open space.

Schedule of Use Regulations

Use	R-1	Low-Density Residential	Medium-Density Residential	High-Density Residential	Commercial	Industrial
<b>Residential</b>						
Apartment house			P*	P		
Four-family dwelling			P	P*		
Two- or three-family dwelling		P*	P	P		
Row or attached dwelling (townhome)		P	P			
Two-family detached dwelling		P*	P	P		
One-family detached dwelling	P	P*	P	P		
Residential care facility			S	S		
Cooperative house		P	P	P		
Accessory apartment	A;S	A	A	A		
Bed-and-breakfast		A;S	A;S	A;S		
Short-term in-home lodging	A;S	A	A	A		
Boardinghouse		S	S			
Customary home occupation		A;S	A;S	A;S		
Rooming house					S	
Mixed use with residential			P*	P*		
Live/work			P*	P*		
<b>Institutional</b>						
Buildings, uses or facilities of any governmental unit		P*	P*	P*	P*	P*
Cemetery		P*	P*	P*	P*	P*
College/university		P*	P*	P*		
Community center		P*	P*	P*	P*	P*
Parking lot		S	S	S	P	P
Community parking lot	S	S	P*	P*	P	P
Dormitories		A	A	A	A	A
Hospital			S	A	A	
House of worship		P*	P*	P*	P*	
Membership club					S	S
Museum					S	S
Parks, open space, recreational facilities		P	P	P	P	P
Public libraries				P		
School of general instruction		P*	P*	P*	P*	P*
<b>Commercial</b>						
Activity facility					P*	P*
Adult day-care facility				P*	S	S
Adult uses					P*	P*
Amusement center					P*	P*
Animal care facility					S	S
Assembly hall				P*	P*	P*
Bank					P*	A
Bar					P*	P*
Billiard parlor					P*	P*
Bowling alley					P*	P*
Brewing of malt beverages or distilled spirits primarily for on-site consumption					P*	P*
Professional office			P	P	P	P

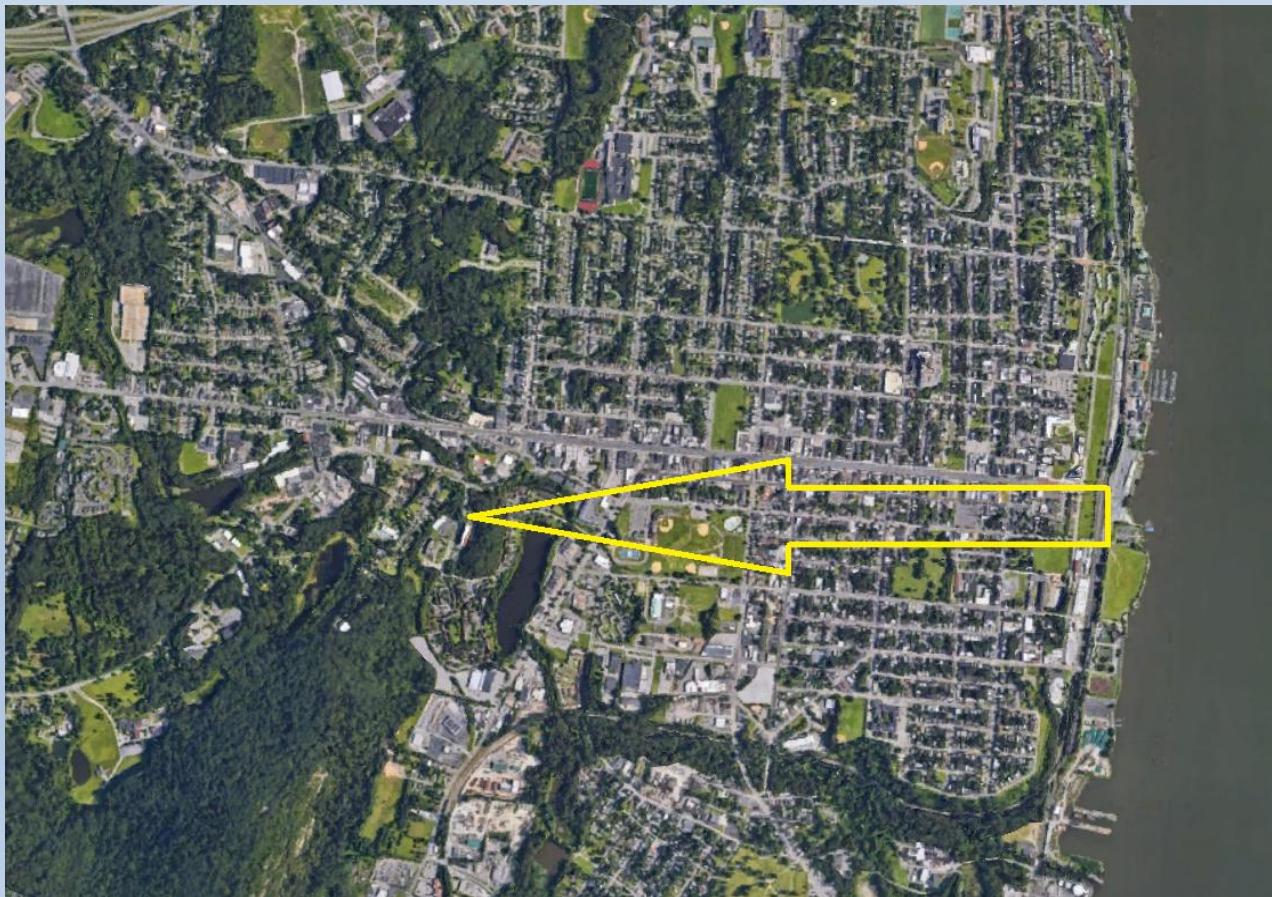
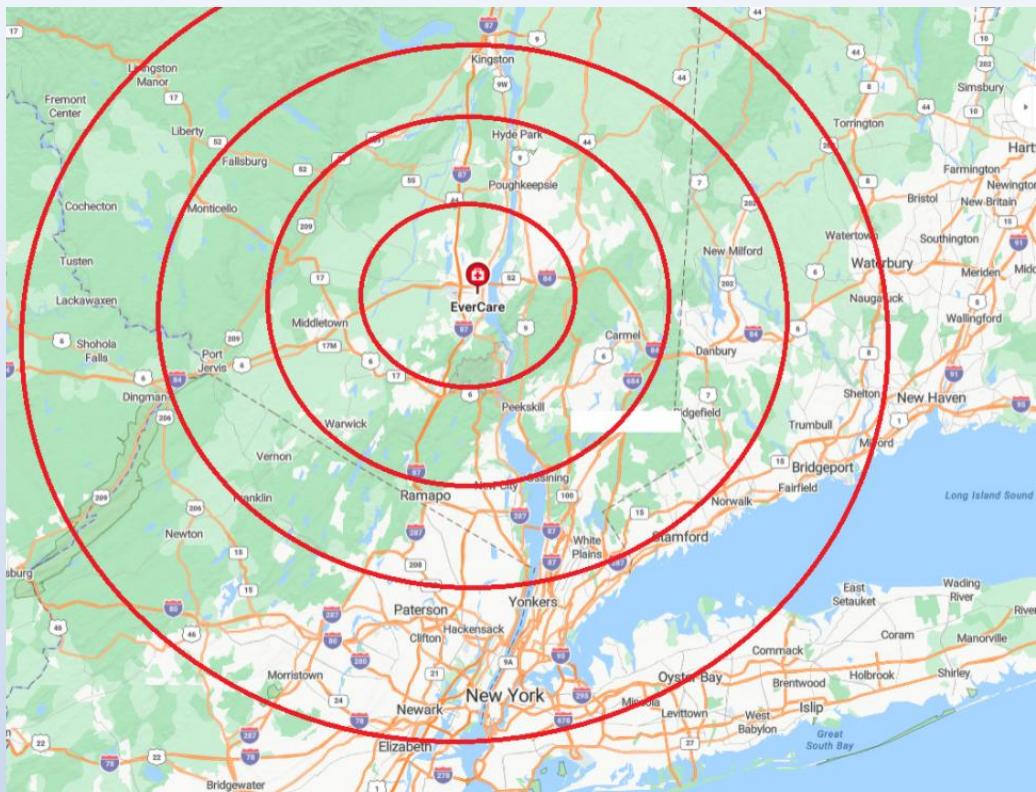
Professional office			P	P	P	P
Cabaret					S	S
Cannabis, adult-use on-site consumption					S	S
Cannabis, industrial					P*	P*
Cannabis, retail					P*	P*
Car rental					S	P*
Child day-care		P*,S	S	S	S	
Cottage industry		S	P	P	S	P*
Drive-thru (bank, restaurant, pharmacy, etc.)					P*	
Funeral home					P*	P*
Hotel					P*	P*
Laundromat			P*	P*		
Marina						
Movie or professional theater, indoor concert venue					S	S
Nursing home			S	S	S	
Office park					P*	P*
Personal services					P	A
Restaurant					P*	A
Restaurant, carry-out					P*	A
Restaurant, fast-food					P*	A
Retail					P	A
Retail, neighborhood			S	S	P	A
Self storage					P*	P*
Shopping center					P*	
Tattoo parlor					P	
Taxi service				S	S	S
Technical school					S	P*
<b>Industrial</b>						
Agriculture		S	S	S	P*	P*
Automobile gas station					S	S
Automobile sales					S	S
Automobile service/repair				S	S	S
Automobile wash					S	S
Boat repair						P*
Distribution facility/warehouse					P*	P*
Dry cleaner; commercial laundry					P*	P*
Industrial uses						P*
Storage yard					P*	P*
Wholesale					P	P*

## Property assemblage





## Location Map



## Flood map 31 Cerone

Flood Zone Code: **X**  
Flood Zone Date: **08/03/2009**  
Flood Zone Panel: **36071C0331E**

Special Flood Hazard Area (SFHA): **Out**  
Within 250 feet of Multiple Flood Zone: **Yes (X,A)**  
Flood Community Name: **NEWBURGH**

Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



## Flood map 21 Cerone

Flood Zone Code: **X**  
Flood Zone Date: **08/03/2009**  
Flood Zone Panel: **36071C0331E**

Special Flood Hazard Area (SFHA): **Out**  
Within 250 feet of Multiple Flood Zone: **(AE,X,A,X500)**  
Flood Community Name: **NEWBURGH**

Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**



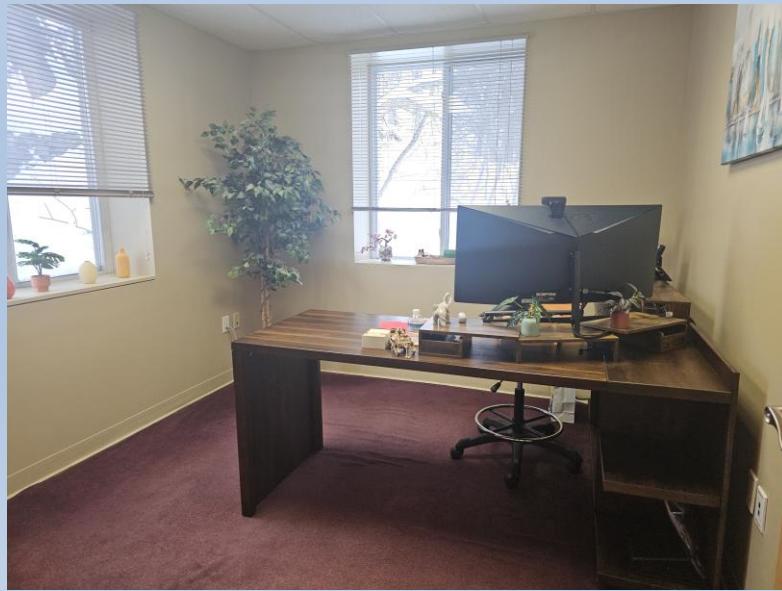
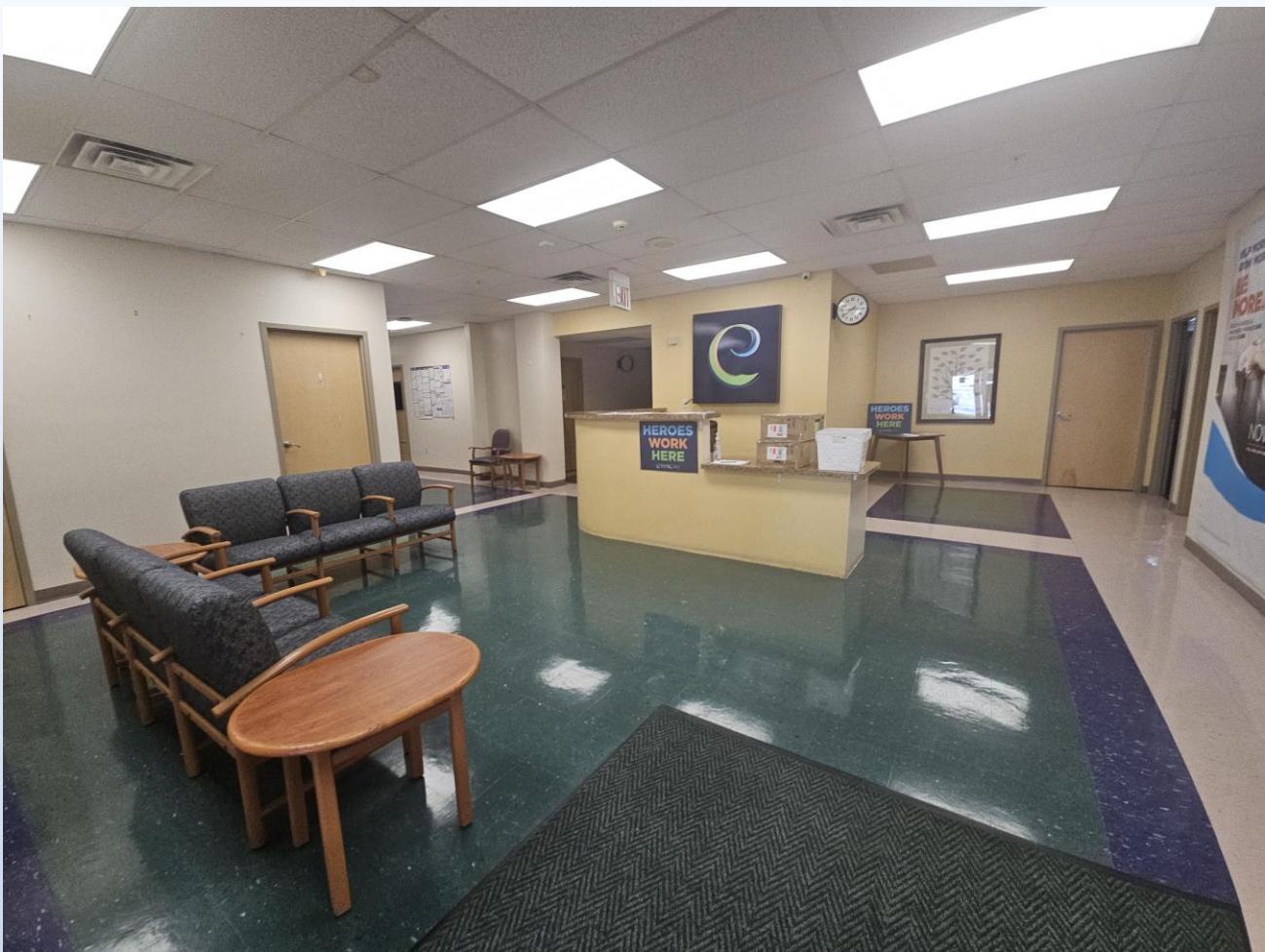
■ Coastal 100-Year Floodway   ■ Coastal 100-year Floodplain   ■ 100-year Floodway   ■ 100-year Floodplain

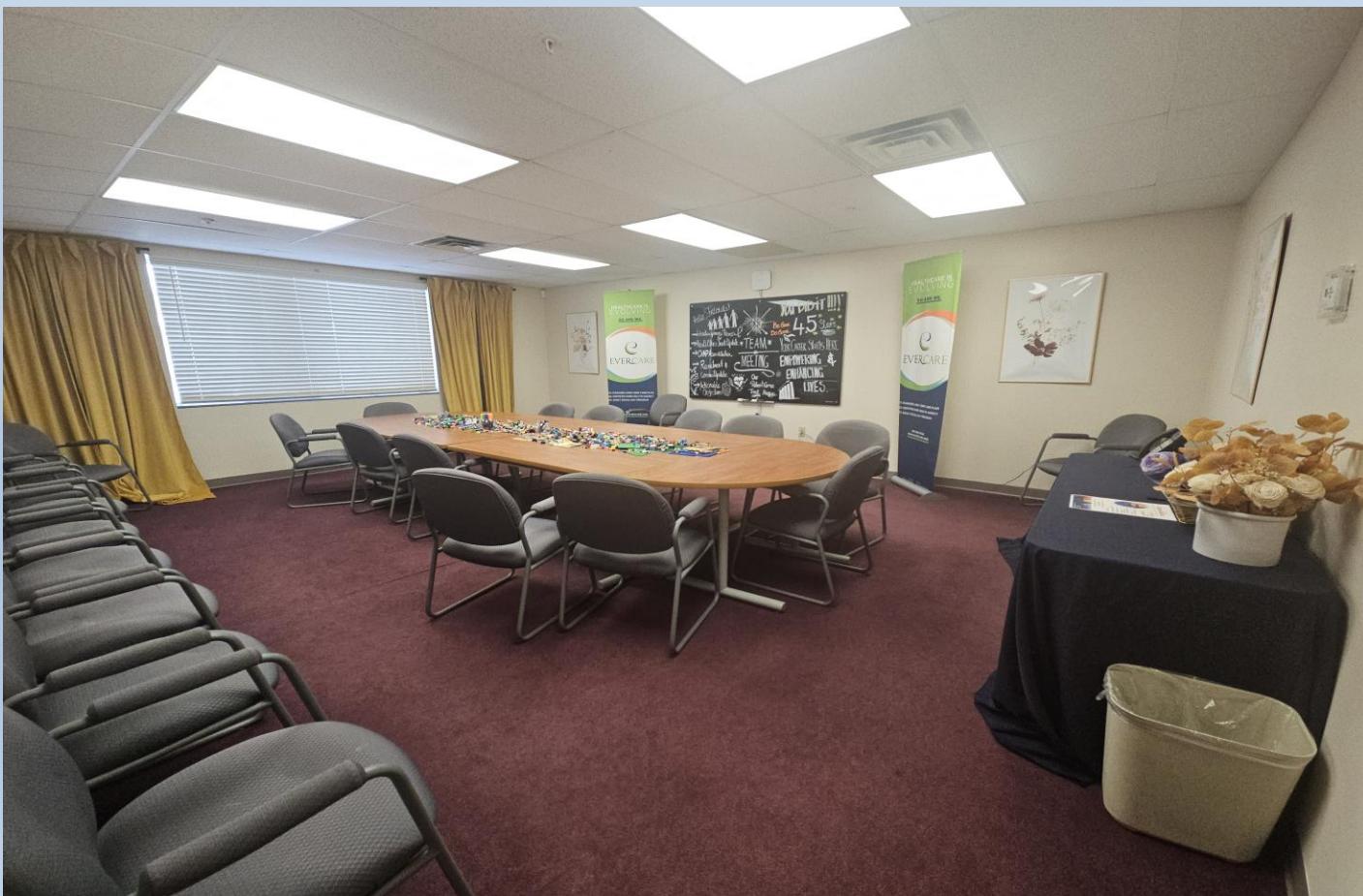
■ Undetermined   ■ 500-year Floodplain incl. levee protected area   ■ Out of Special Flood Hazard Area

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# Floor Plan

