

Building Better Communities With.....

 **Rand Commercial**



## For Sale 5 & 5 ½ South Street Warwick, NY

Village of Warwick mixed-use investment property. Prime location, corner property. Sale includes two parcels. Four units fully rented, w/excellent rental history. Strategic location in the center of the Village, walk to everything, steps to the municipal parking lot. Tenants include a long term, well known, popular cafe, and tire/auto repair business as well as a salon and art & music studio. Tenants pay utilities/water/sewer. Easy value-add opportunity, flexible terms, excellent 1031X. Parcels include S-B-L 211-4-18 and 211-4-17.

**Below market rents, easy value-add opportunity. Excellent rental history.**

**For Property Information or to schedule an appointment contact:**

**Charles Emanuel**

NYS & NJ Licensed Real Estate Salesperson  
Commercial & Investment Specialist

[201-522-1912](tel:201-522-1912) Mobile

**Rand Commercial**

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Goshen, NY 10924

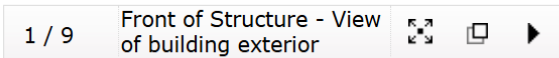
[charles.emanuel@randcommercial.com](mailto:charles.emanuel@randcommercial.com)

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## Rand Commercial



MLS#: **6326359** **Active** List Price: **\$869,000**  
 Addr: **5 South Street**  
 PO: **Warwick** County: **Orange County**  
 City/Town: **Warwick Town** Zip: **10990**  
 Village: **Warwick Village** Hamlet/Loc:  
 COM Type: **Retail** SubType: **Retail (Other)**  
 Tran Type: **Sale** Complex:  
 Bldg Size: **5,951** Levels: **3.00** Sqft/Av Spc: **5,951**  
 Lot Size: **0.0731 Acres** Zoning: **CS Central Shopping**



Recent: **09/05/2024 : New Listing** LSC: **New Listing** Last Ext:

Current Use: Permit Use:  
 Building Class: **B** Invest Prop?: **Yes** Street Type: **Public** # Ttl Units: **4**  
 Elevator: Sprinkler: # Res Units: **0**  
 Ceiling Height: Grs Lse Area: **5,951** Yr Blt: **1930** Yr Renovated:  
 Elec Co: Elec Amps: # Bldgs: **2**  
 Elevator Type: Floor Num: # Docks:  
 Parking: **Lot Parking, Public Parking, Street Parking** # Dv/Grd Drs:  
 Traffic Count: **8,308** Ovrhd Dr Hgt: RE Included:

Tax ID#: **335405-211-000-0004-018.000-0000** Assum Mort: Tot Inc Yr:  
 Tax: Tax Year: **2024** Assmt: **\$43,800** Tot Exp Yr:  
 Cap Rate: Grs Rent Mult: Ann Bus Inc: 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: **100**  
 Tenancy: **Multiple** Price Confid: Prp On Grd Ls: Parking Ratio:  
 Utilities:

Amenities:  
 Includes:  
 Excludes:  
 Heat Zones/Type: **Forced Air** Fuel: **Natural Gas**  
 A/C: **Window Units** Water: **Municipal**  
 Garbage: Sewer: **Municipal**  
 Plumbing: Hotwater: **Gas Stand Alone**  
 Construction: Gas Avail:  
 Lot Description:  
 Location Desc:

Public Remarks  
**Village of Warwick mixed-use investment property. Prime location, corner property. Sale includes two parcels. Four units fully rented, w/excellent rental history. Strategic location in the center of the Village, walk to everything, steps to the municipal parking lot. Tenants include a long term, well known, popular cafe, and tire/auto repair business as well as a salon and art & music studio. Tenants pay utilities/water/sewer. Easy value-add opportunity, flexible terms, excellent 1031X. Parcels include S-B-L 211-4-18 and 211-4-17.**  
Agent Only Remarks  
**B/A to verify all pertinent info including sq ft, zoning, use, etc..**



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## Fact Sheet

<b>5 &amp; 5 1/2 South Street Warwick, NY 10990</b>			
City/Town	Town of Warwick		
Village	Village of Warwick		
County	Orange		
Post Office	Village of Warwick		
SBL	211-4-18	211-4-17	* 2 parcels
Real Estate Taxes	\$11,955	#####	*
Zoning	CS Central Shopping		
Flood Zone	partial		
Road Frontage South St	89'		
Road Frontage Smith St	103'		
Property size acres	3,186	3,627	*
Levels	3		
Typical floor size	1,675		
Parking	Lot Parking, street parking		
Parcel	2 parcels, slightly sloping		
Buildings	Two plus shed		
Year Built	1930		
Total sq/footage	5,027	924	*
Type	Commercial		
Property Class	Mixed Use		
Use	Retail, office, auto		
% Improved	75%	43%	*
Construction	Wood Frame		
Basement	first level-out to grade		
Water	Commercial/Public Water		
Sewer	Commercial/Public Sewer		
Central Air	No		
Heating System Type	Forced air, Natural Gas		
Sprinklers	No		
Alarm	No		
Outdoor area	Café seating and auto parking		
Units	4		
Occupancy	100%		
Financing available	Possible		



# Pictures





















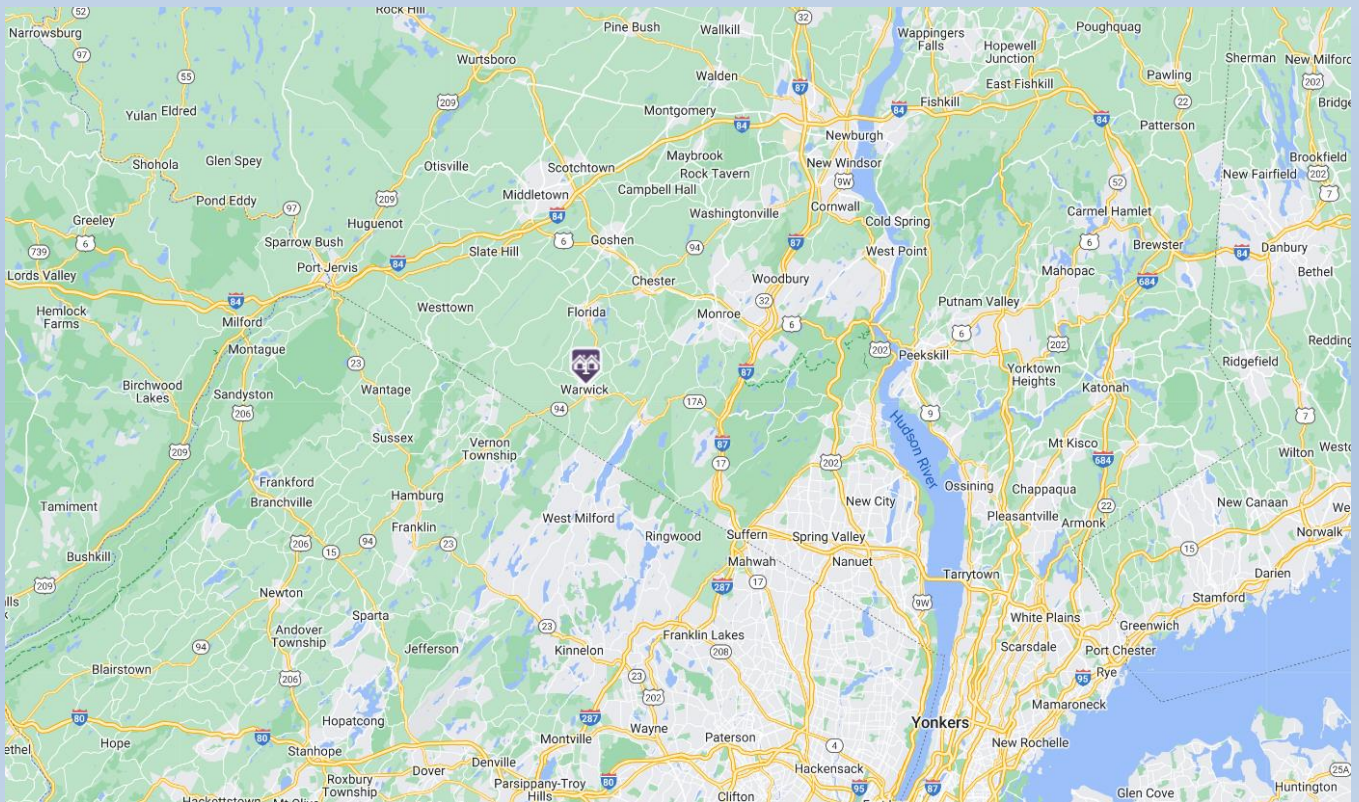
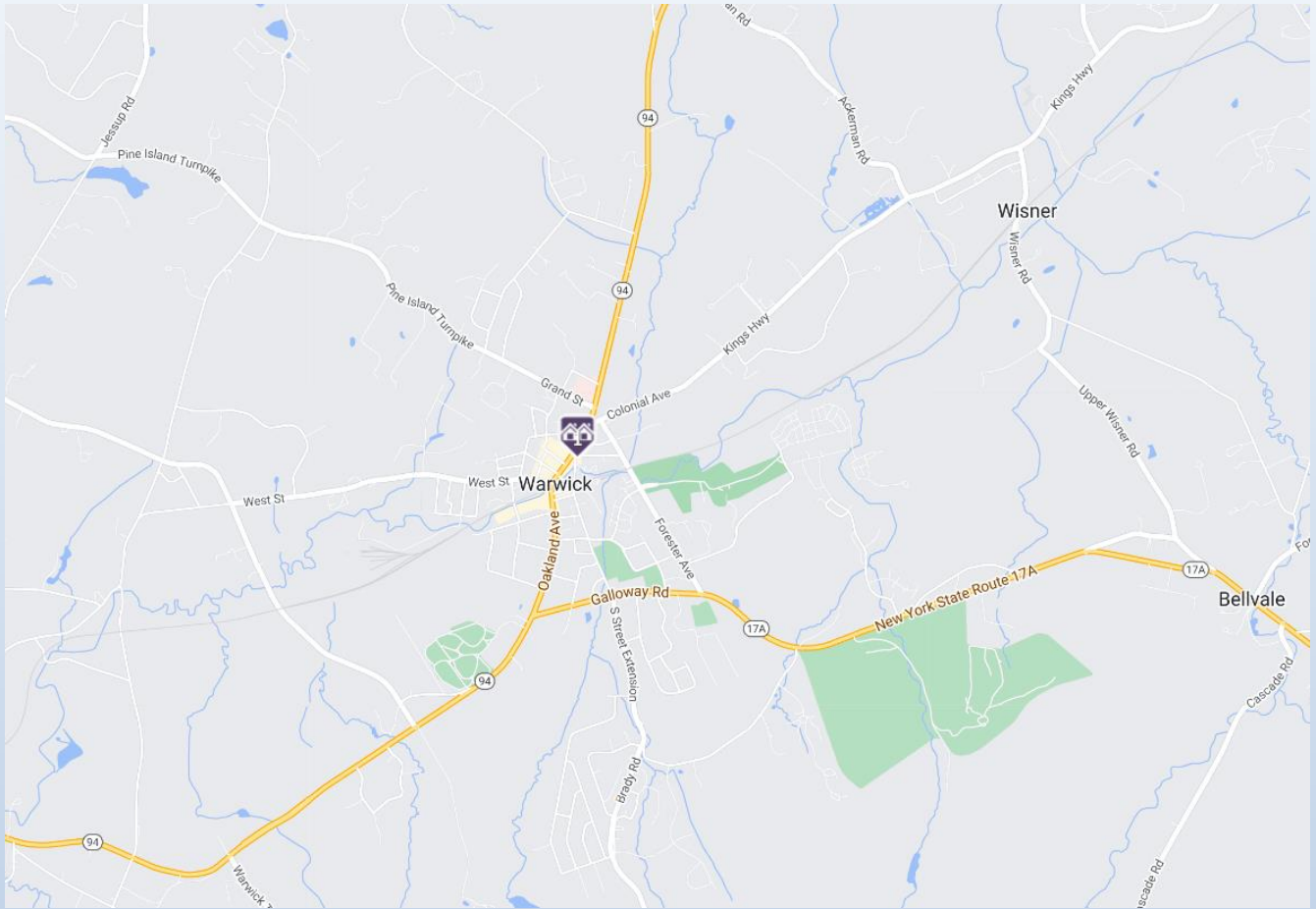




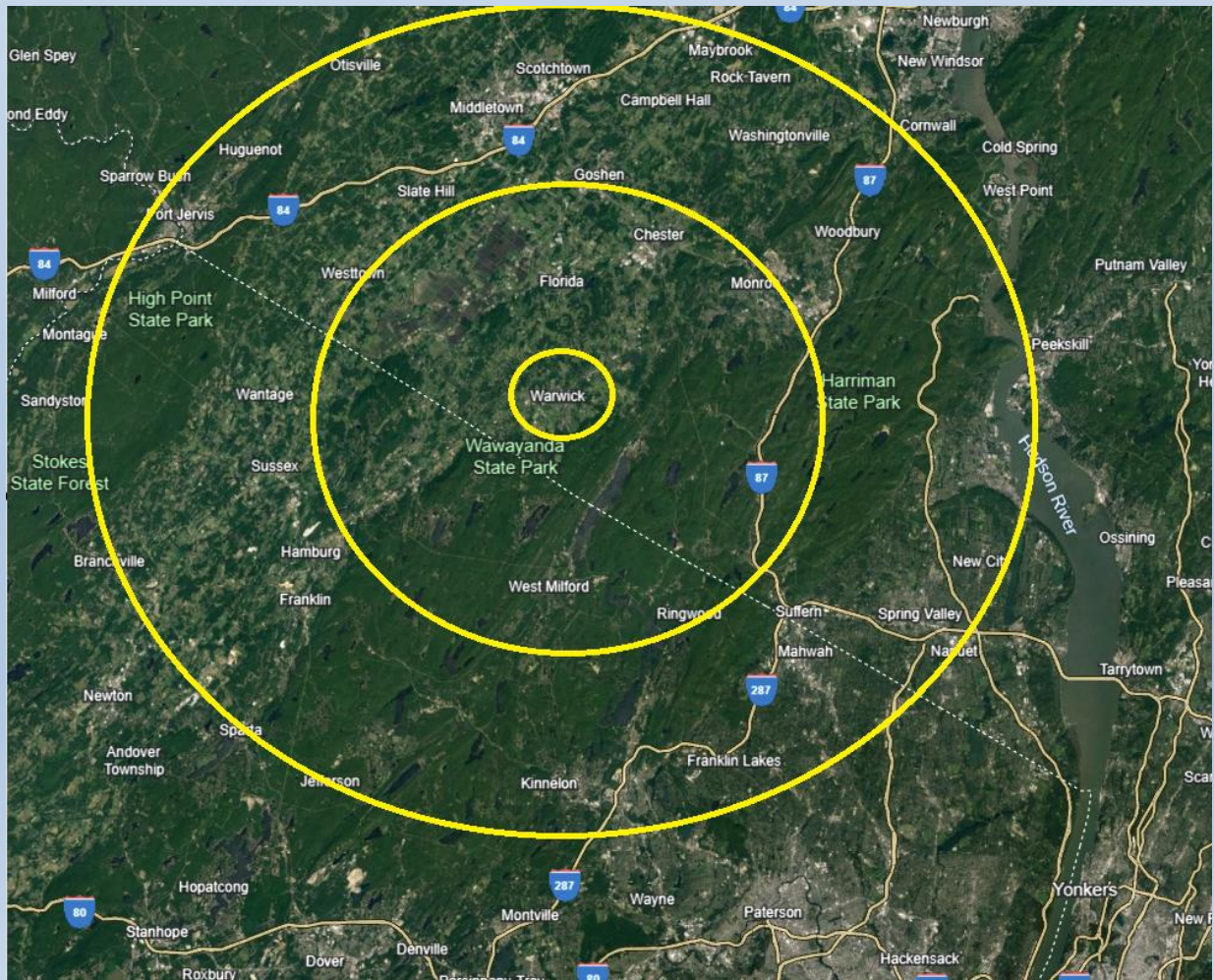
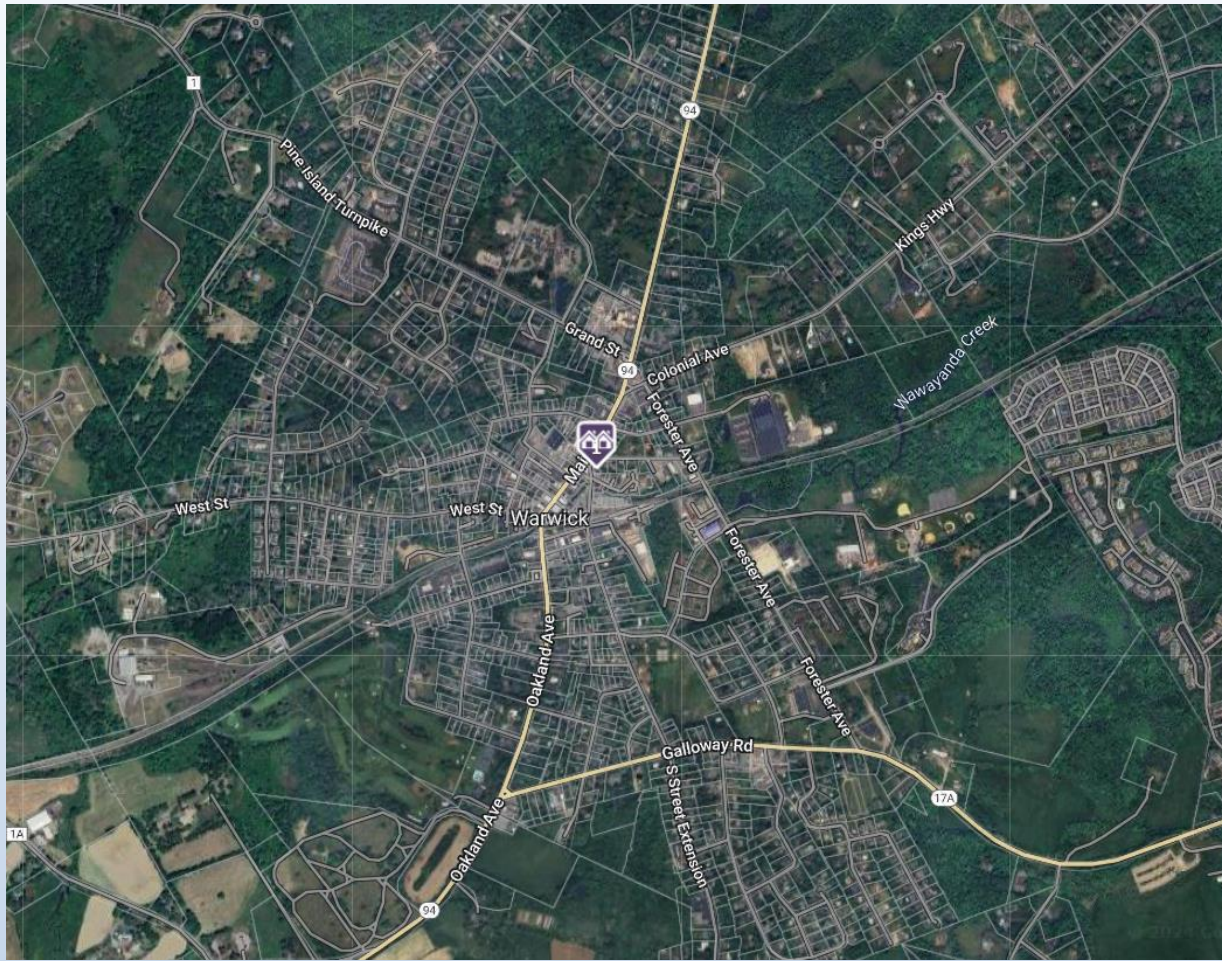




# Location Map



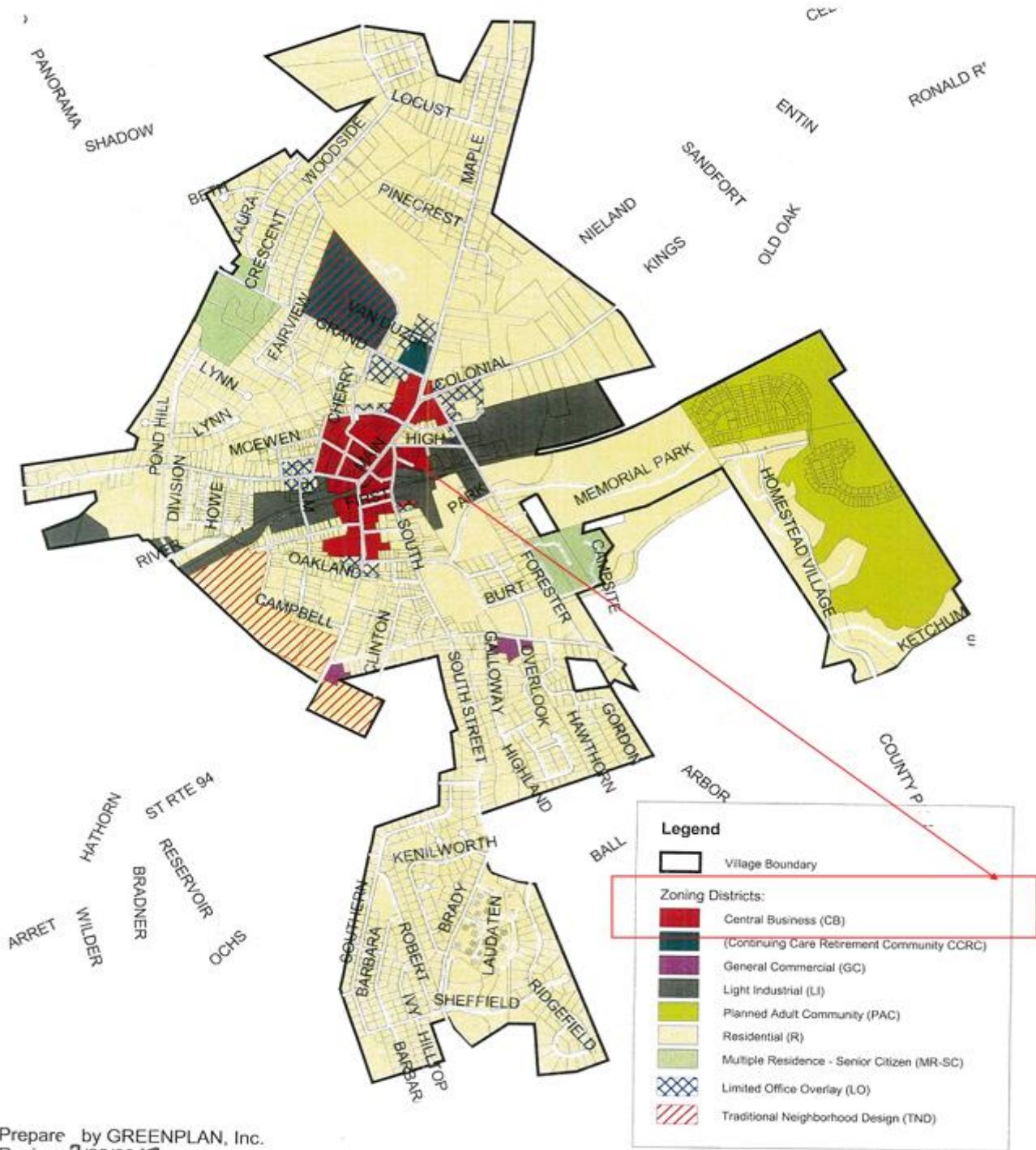






# Zoning Map

## Village of Warwick Zoning Map



Prepare by GREENPLAN, Inc.  
 Revised 7/22/2017





# Zoning Permitted Uses

**Central Business (CB).** The purpose of the Central Business District is to allow for the development and redevelopment of parcels for retail, office and mixed use developments such as second and third floor apartments over retail uses. It is intended to encourage pedestrian-oriented businesses and to strengthen the existing Village core.

A. Permitted Uses:

1. Village of Warwick uses and buildings (n/a)
2. Libraries/Museum/Art galleries (k)
3. Buildings or stands for the display or for sale of products of agricultural products all of which are grown on the same premises (n/a)
4. Business/Professional/Government offices (j)
5. Funeral homes/Mortuaries (j)
6. Banks (j)
7. Retail stores (k)
8. Personal service stores (k)
9. Eating/Drinking establishments (k)
10. Service establishment other than of a personal nature (k)
11. Theatres/Cinemas (k)
12. Outlets for laundries/cleaning (k)
13. Newspaper printing (k)

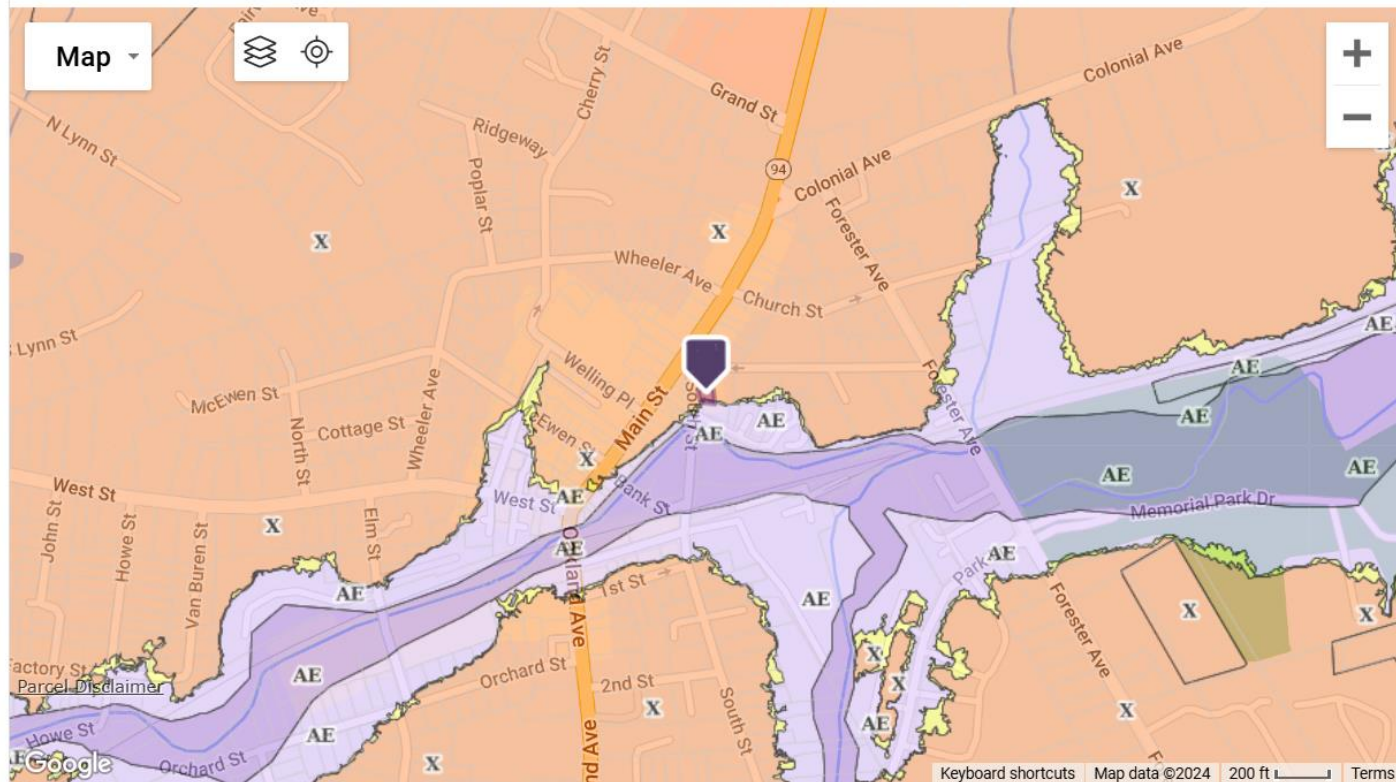
B. Conditional Uses:

1. Home Occupation (b)
2. Residences on 2nd & 3rd Floor of existing bldg. (j)
3. Public utility buildings (n/a)
4. Churches/Places of worship (d)
5. Annual membership clubs/Outdoor recreation (d)
6. Fraternal Organization (k)
7. Nursery school/day care (b)
8. Manufacturing for sale on premises (k)
9. Hotels/Motels (m)
10. Gasoline service station (o)
11. Automobile sales and service (o)



# Village of Warwick Flood Map

Flood Zone Code: **X** Special Flood Hazard Area (SFHA): **Out**  
 Flood Zone Date: **08/03/2009** Within 250 feet of Multiple Flood Zone: **Yes (AE,X500,X)**  
 Flood Zone Panel: **36071C0463E** Flood Community Name: **WARWICK**  
 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

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.