

66 Main St, Warwick, NY

Own the Corner. Own the History

LISTING PRESENTATION | 66 MAIN STREET | WARWICK, NY

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Executive Summary



Property Highlights

- **Generational Scarcity:** A truly "once-in-a-century" opportunity; this landmark property is hitting the market for the first time in 100 years.
- **Maximum Brand Exposure:** Situated at the prominent junction of Main and South Streets, the building benefits from unobstructed views from south-bound traffic entering the village.
- **Versatile Layout:** Spanning 2,277 SF across three levels (Main, Second, and partially finished Lower Level), the interior is primed for retail, professional offices, or a mixed-use concept.
- **Adaptive "Value-Add" Potential:** The footprint is easily divisible into individual units per floor, each featuring its own private entrance—perfect for owner-users or multi-tenant leasing strategies.
- **Proven Commercial History:** Formerly the long-term home of Sanford Insurance, the location has a storied history of professional stability.
- **Thriving Tourism Hub:** Capitalize on the thousands of annual visitors drawn to Warwick's vibrant Main Street, ensuring consistent foot traffic and local prestige.
- **Iconic Architecture:** A landmark building that commands attention, offering a unique "signature" identity for a boutique or high-end firm.
- **Adaptive Upper-Level Canvas:** Beyond commercial utility, the top floor provides a rare residential conversion opportunity, perfect for an urban loft or high-end apartment.

Price:	\$1,395,000
Building SF:	2,277
Floors:	2
Available SF:	2,277
Property Taxes:	\$9429.65



Property Overview

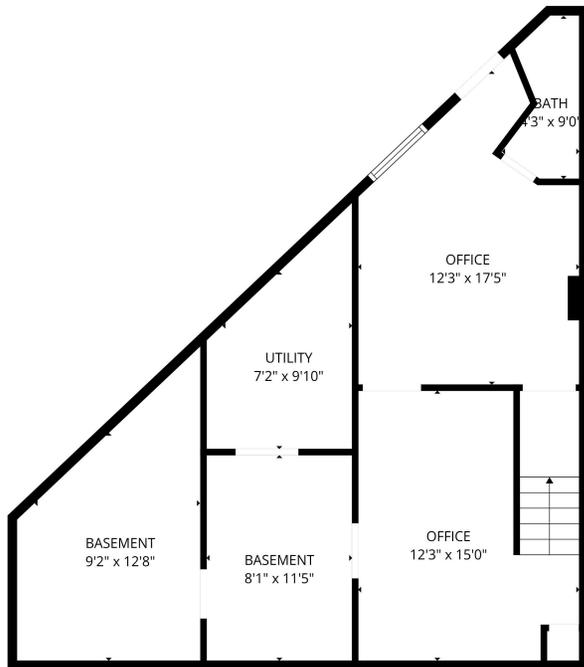
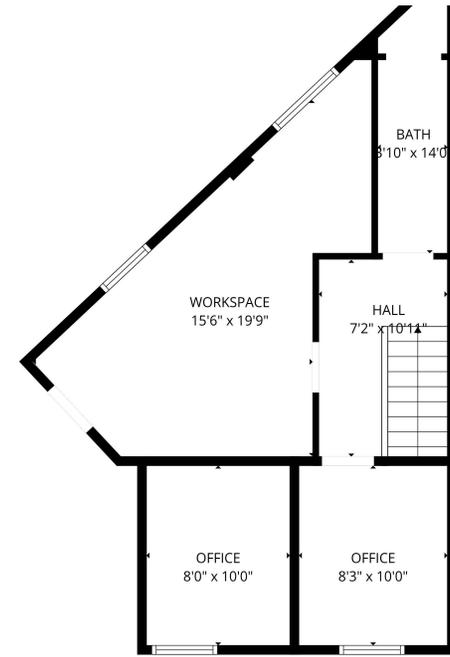
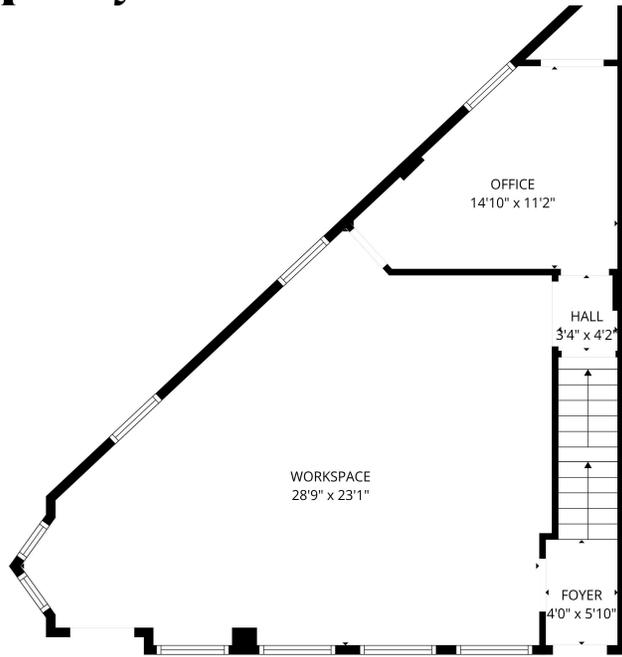
VILLAGE OF WARWICK - Boasting 2,277 SF of interior space, this property is perfectly sized for a signature retail boutique, a professional office, or a project with your vision. The layout consists of a main floor, second floor and a partially finished lower level. Flexibility for a new owner allows this to be easily divided into individual units by floor, each with its own private entrance. This property has not been offered for sale for 100 years, a truly rare occurrence! It has been the home of Sanford Insurance and its successors until now. If your business requires visibility, 66 Main Street offers a unique solution because of the nature of the building and location. Located at the point of Main Street and South Street, unobstructed views from traffic driving south into the village provide a high degree of visibility. Warwick draws thousands of visitors to Main Street annually, this rare chance to own a landmark commands attention. Upper Floor can also be used as Residential.



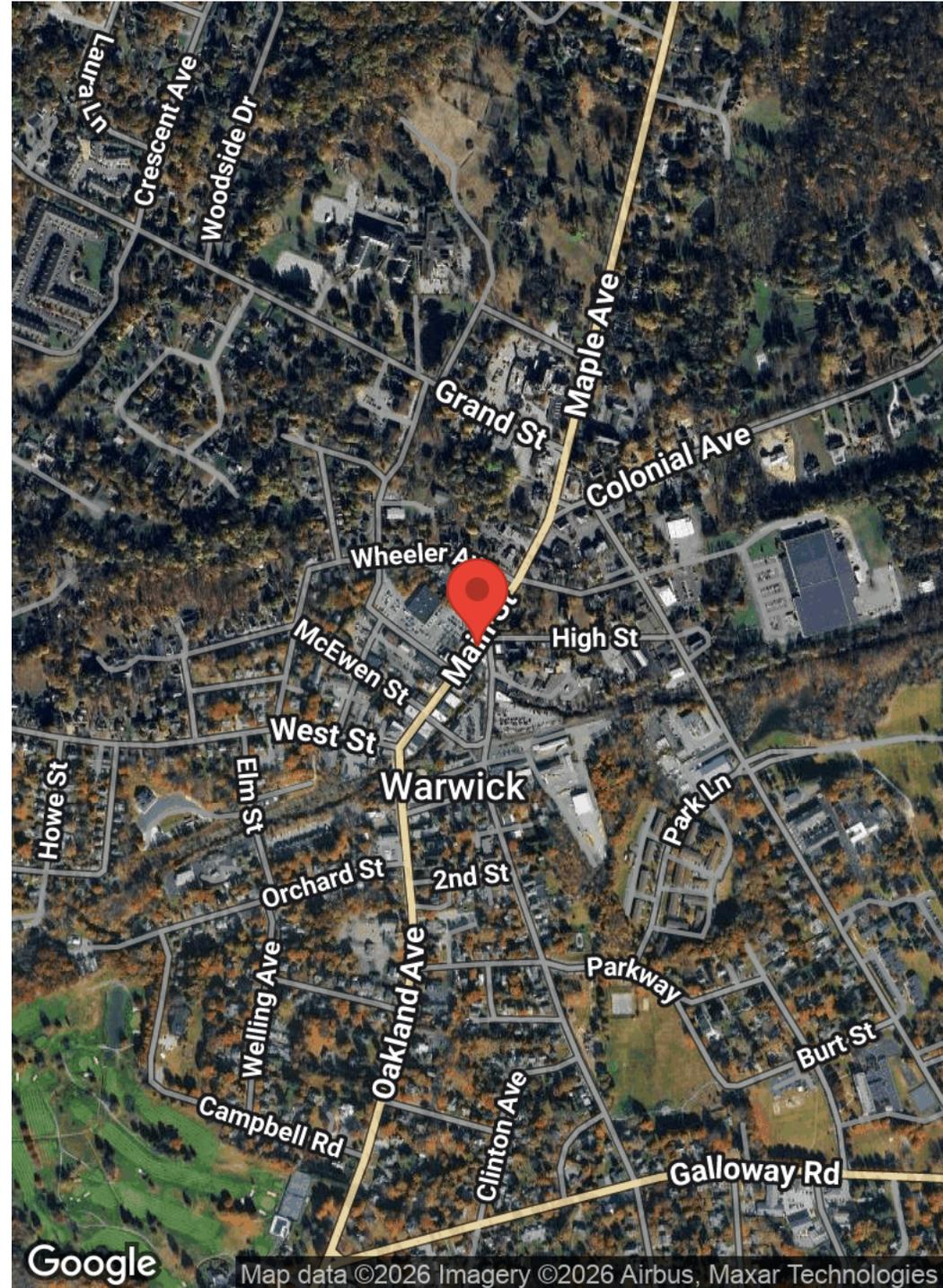
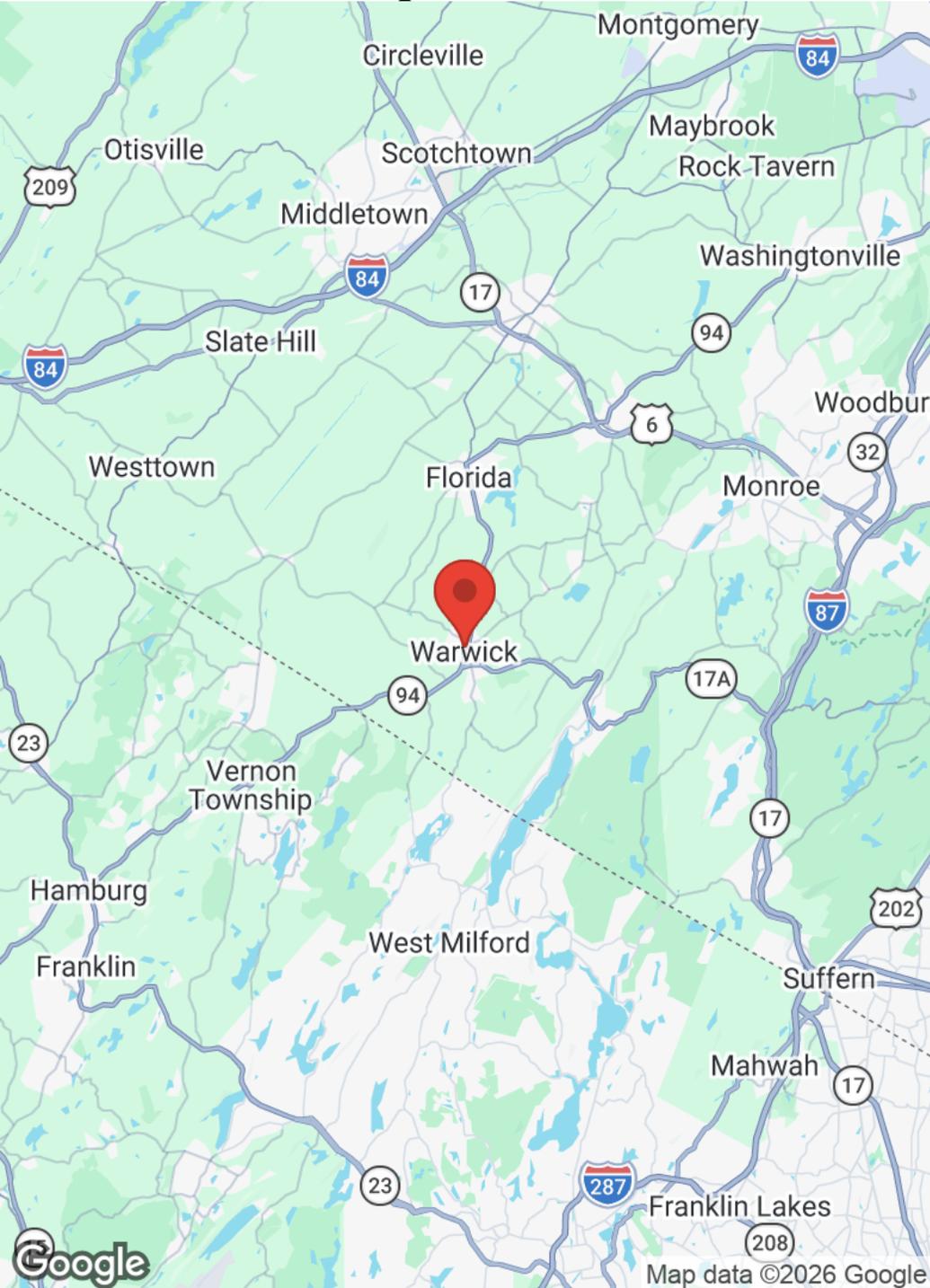
Property Photos



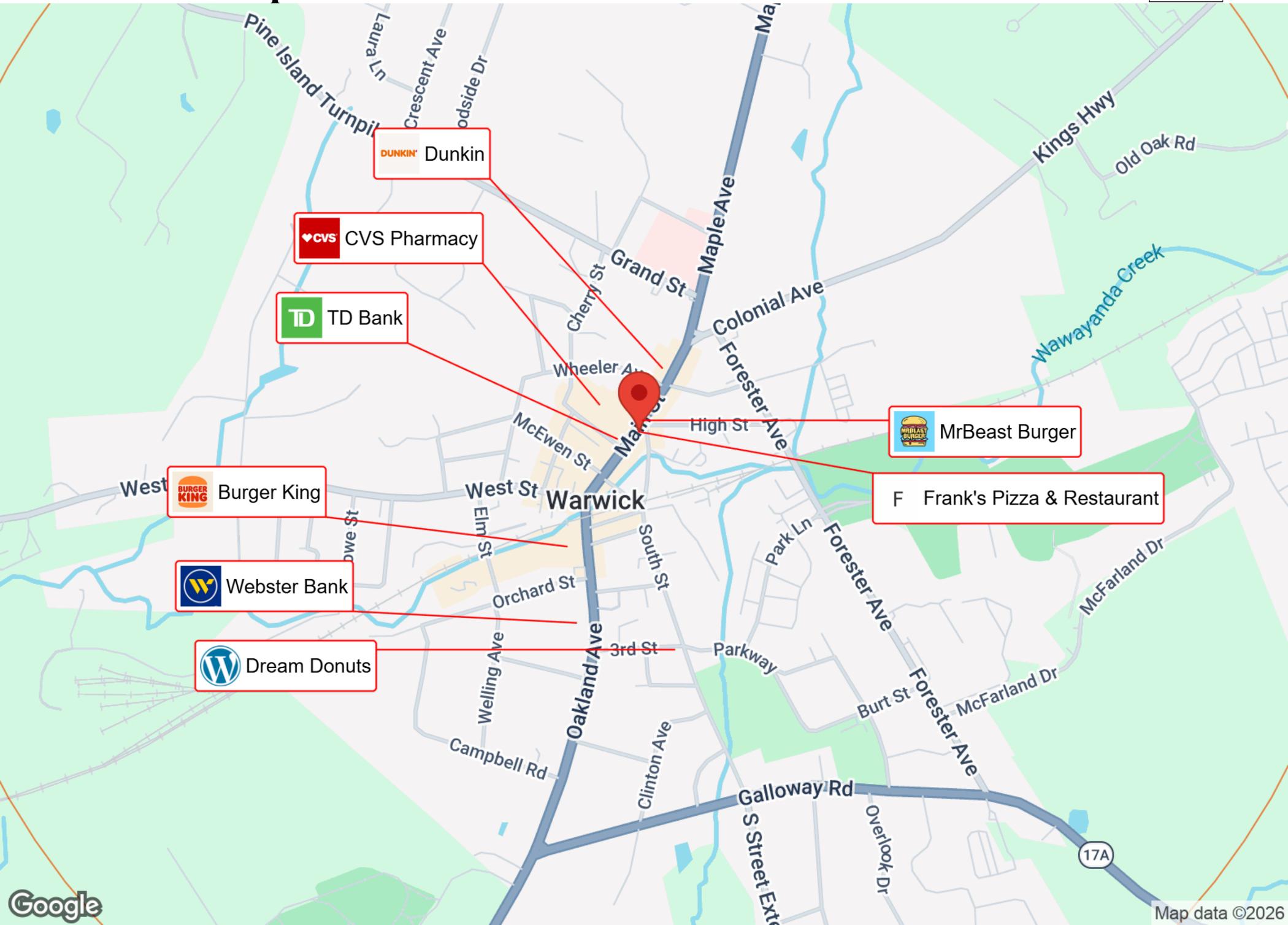
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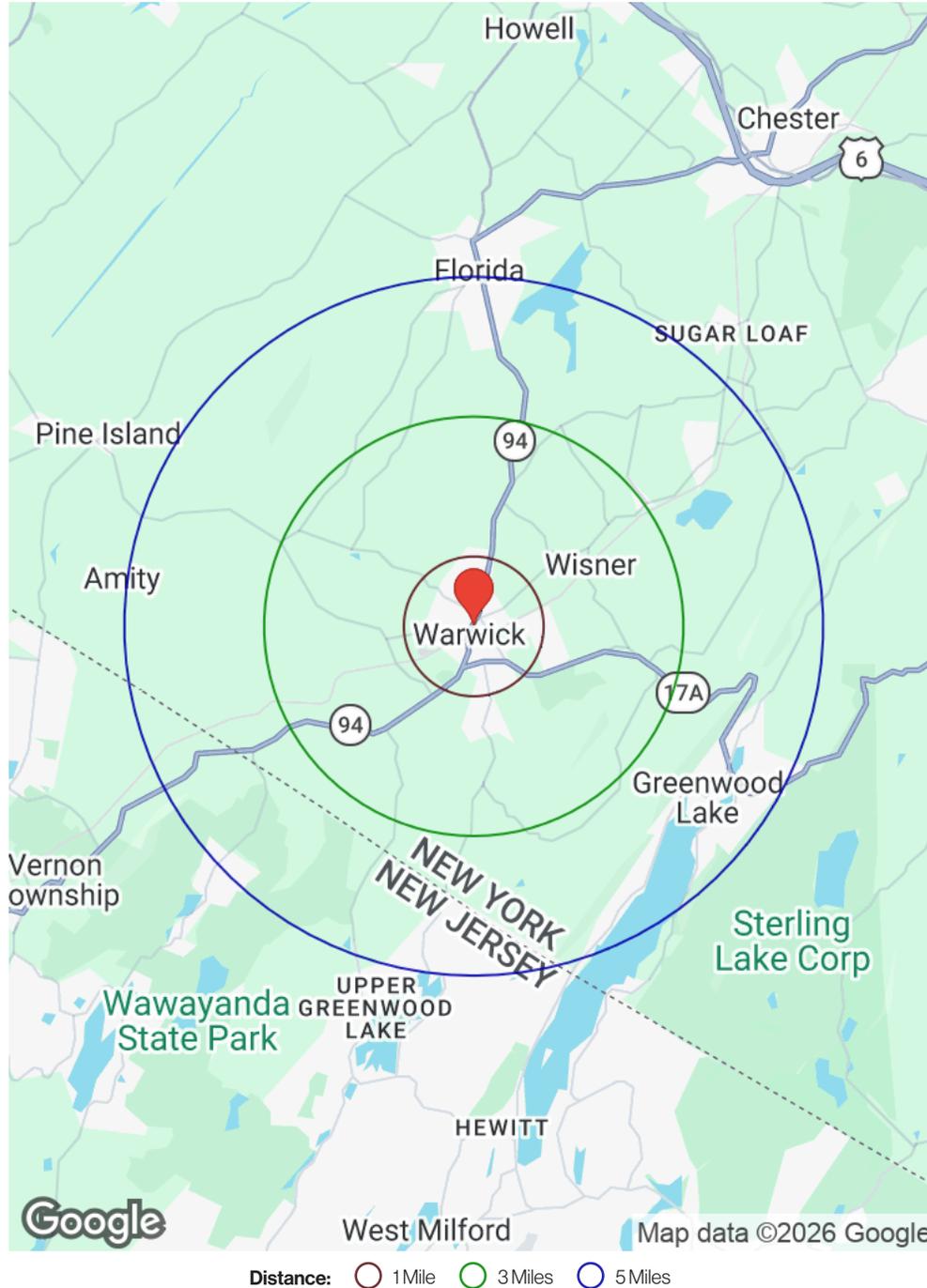
Location Maps



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,497	6,170	14,887
	Female	2,869	6,690	15,353
	Total Population	5,366	12,860	30,241
Race / Ethnicity	White	3,836	9,333	21,296
	Black	339	817	2,271
	Am In/AK Nat	4	6	18
	Hawaiian	N/A	N/A	3
	Hispanic	974	2,194	5,428
	Asian	122	296	708
	Multiracial	63	153	369
	Other	28	60	145
Housing	Total Units	2,574	5,669	12,977
	Occupied	2,369	5,233	11,841
	Owner Occupied	1,401	3,685	9,177
	Renter Occupied	968	1,548	2,664
	Vacant	205	436	1,137
Age	Ages 0 - 14	857	2,209	5,241
	Ages 15 - 24	564	1,364	3,335
	Ages 25 - 54	1,648	3,960	10,133
	Ages 55 - 64	770	1,953	4,888
	Ages 65+	1,525	3,374	6,644
Income	Median	\$86,383	\$112,611	\$119,467
	Under \$15k	204	341	514
	\$15k - \$25k	224	411	643
	\$25k - \$35k	267	397	612
	\$35k - \$50k	185	296	673
	\$50k - \$75k	203	443	1,220
	\$75k - \$100k	218	492	1,264
	\$100k - \$150k	321	816	2,292
	\$150k - \$200k	345	654	1,640
Over \$200k	399	1,384	2,983	

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