

Building Better Communities With.....

 **Rand Commercial**



For Lease! 23 West Street Warwick, NY 10990

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

Building Better Communities With.....



One of the most exciting projects in the Village of Warwick, this classic contemporary style office building circa 1968 spent 57 years as the home of one of Warwick's premier law firms and now under new ownership is being readied for a new Village business to take the reins. The hard work has been done, this classic building is currently undergoing major interior renovations, the office space of the 70's has been stripped away and an open floor plan with high ceilings has emerged. A savvy business owner with creative vision will see the benefit of launching their project from an open canvas to finish this space into their dream project.

Excellent location, design, visibility, parking, avg 5,109 cars pass by each day, walk to everything, shops, restaurants. Central Business (CB) zoning permitted use allows for museums, art galleries, professional offices, banks, retail, personal service, eating drinking establishments, conditional uses include churches, nursery school/day care.


Two levels, interior staircase, new windows, newer roof. Upper level accessible from entrance/ramp in front and side entrance, lower level accessible via side entrance. Several parking spaces come with the space, additional parking spaces to be negotiated based on the proposed use. This is a great building in a superb location with huge potential for the right user and an incredible opportunity.

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MLS#: **809010** Prop Type: **Commercial Lease** Price: **\$23.00**
 Status: **Active** Sub Type: **Retail** DOM: **0**
 Recent: **01/02/2025 : New Listing**



1 / 18 View of home's exterior 

City/Township: **Warwick (Town)** County: **Orange County**
 Post Offc/Town: **Warwick**
 Village: **Warwick (Village)** Hamlet/Loc.:
 Sub/Devel: Stories in Unit: **2**
 Yr Built: **1968** Stories in Bldg: **2**
 Yr Blt Effective: **1968** Liv Sqft (Est):
 Property Cond: **Updated/Remodeled** Sqft Total: **3,986 Public Records**
 Building Name: Acre(s): **0.49**
 Waterfront: **No** Lot Size SqFt: **21,255**
 Water Frontage Length: Leasable Area: **3,425**
 Water Access: **No** Lease Amount: **Annually**
 Business Type: **Mixed** Business Name:

Public Remarks

One of the most exciting projects in the Village of Warwick, this classic contemporary style office building circa 1968 is currently undergoing major interior renovations, the office space of the 70's has been stripped away and an open floor plan with high ceilings has emerged. Central Business (CB) zoning permitted use allows for museums, art galleries, professional offices, banks, retail, personal service, eating drinking establishments, conditional uses include churches, nursery school/day care. Two levels, interior staircase, new windows, newer roof. Upper level accessible from entrance/ramp in front and side entrance, lower level accessible via side entrance. Several parking spaces come with the space, additional parking spaces to be negotiated based on the proposed use. This is a great building in a superb location with huge potential for the right user and an incredible opportunity. A savvy business owner with creative vision will see the benefit of launching their dream business from this open canvas.

Improvement Remarks

57 years as the home of one of Warwick's premier law firms, now under new own it is ready for a new village business to take the reins.

Interior Features

Laundry: **No** # Residential Units: **0**
 Basement: **No** Elevator:
 Accessibility Feat: **Accessible Approach with Ramp, Accessible Entrance** Entry Level:
 Ceiling Height: **14** Overhead Door Ht:

Exterior Features

Lot Feat: **Level**
 Parking: **5/Off Street, On Street, Parking Lot, Private, Public**
 Construction: **Block**
 Location Desc: **See Remarks** Road Responsibility:
 Pool: Sprinkler System: Road Frontage: **Municipal**
 # of Docks: # Drive-In Grade Lvl Doors: # of Buildings: **1**
 # of Units Total: **2**

Systems & Utilities

Cooling: **Central Air** Sewer: **Public Sewer**
 Heating: **Forced Air** Water: **Public**
 Utilities: **Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected** Water/Sewer Expense:
 Electric Co: **Orange & Rockland** Other Equip:

Property/Tax/Legal

Tax ID#: **335405-210-000-0007-006,000-0000** Taxes Annual: **\$18,779.50** Tax Year: **2024**
 Permitted Uses: **Business, Food Services, Mixed, Office, Other/See Remarks, Retail** Assessed Value: **\$67,200** Tax Source:
 Building Class: **B** Build To Suit: **No** Investment Prop: **No**
 Max Cont Sqft: **3,425** Min Divisible Sqft: **1,525** Zoning: **CB Central Business**
 Property Attchd: **Yes** # of Buildings: **1** # of Lots:

Agent/Broker Info

List Office: **Rand Commercial (RAND24)** List Agent: **Charles Benjamin Emanuel (39160) **
 Office Phone: **845-294-3100** Contact #: **201-522-1912**
 LA Email: **charles.emanuel@randcommercial.com**

Showing

Showing Rqmts: **Call Listing Agent** Showing Contact Ph: **201-522-1912**
 Showing Instructions: **Call LB to show**
 Directions: **Main St to West St**

Listing/Contract Info

Lease Term: **Negotiable** Available Lease Type: **NNN**
 Gross Income: Operating Expense:
 Seller to Consider Concession: Concession Amount Considered: NNN Expenses: **\$8**
 List Date: **01/02/2025** CDOM: **0** Owner Name: **Oakwell Development, LLC** Negot Thru: **Listing Agent**
 On Market Date: **01/02/2025** Expiration Date: **01/02/2026** Listing Terms:
 Listing Agreement: **Exclusive Right To Lease** Orig List Price: **\$23** \$/SqFt: **\$0.01**
 Special Listing Conditions: **None**
 Disclosures: **None**

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Fact Sheet

23 West Street Warwick, NY	
City/Town	Town of Warwick
Village	Village of Warwick
Post Office	Village of Warwick
County	Orange
S-B-L	210-7-6
Real Estate Taxes	18,780
Year Built	1,963
Bldg sq/ft	3,986
Rentable sq/ft	3,425
Levels	2
Upper Level RSF	1,725
Lower Level RSF	1,525
Other	Canopy, covered porch
Parking	5 Spaces lot, plus street parking-metered
Additional parking	Available
Zoning	CB-Central Business
Heating	Ductless Wall units (5)
Cooling	Ductless Wall units (5)
Electric	200 Amp
Construction	Block
Water	Municipal/Commercial
Sewer	Municipal/Commercial
Sprinklers	No
Alarm	No
Flood Zone	Partial
Road Frontage - West St	109'
Cross street	Spring St
Ceiling Height Upper	13' 6"
Ceiling Height Lower	8' 7"
Accessibilty Ramp	Yes

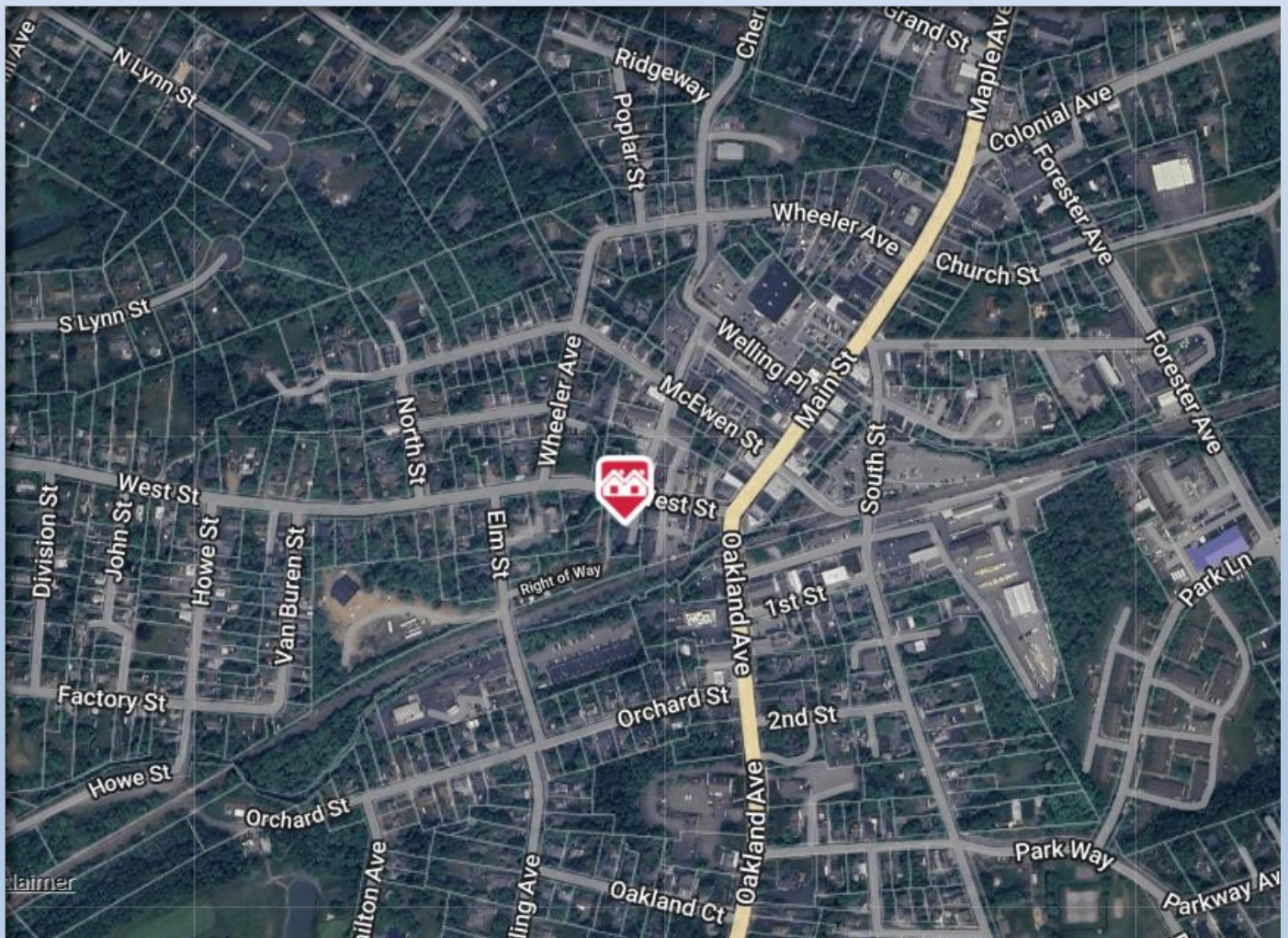
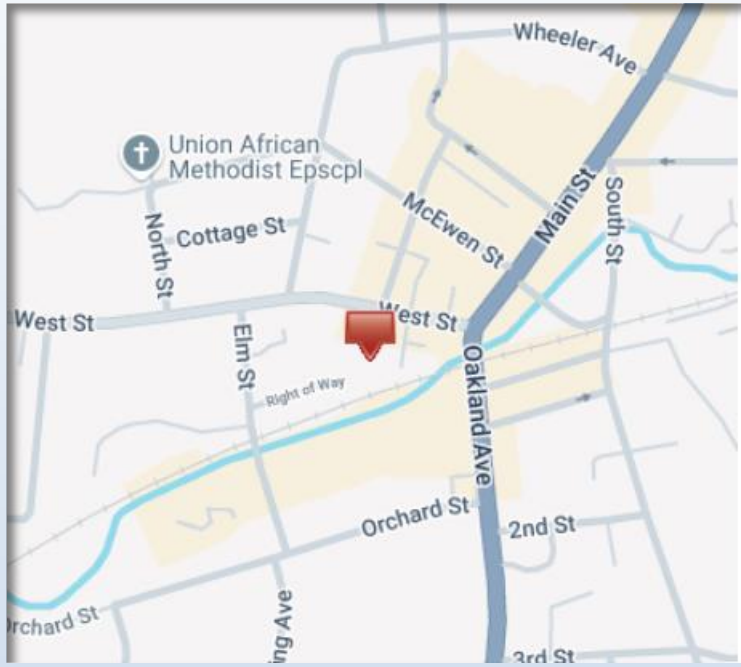
Pictures



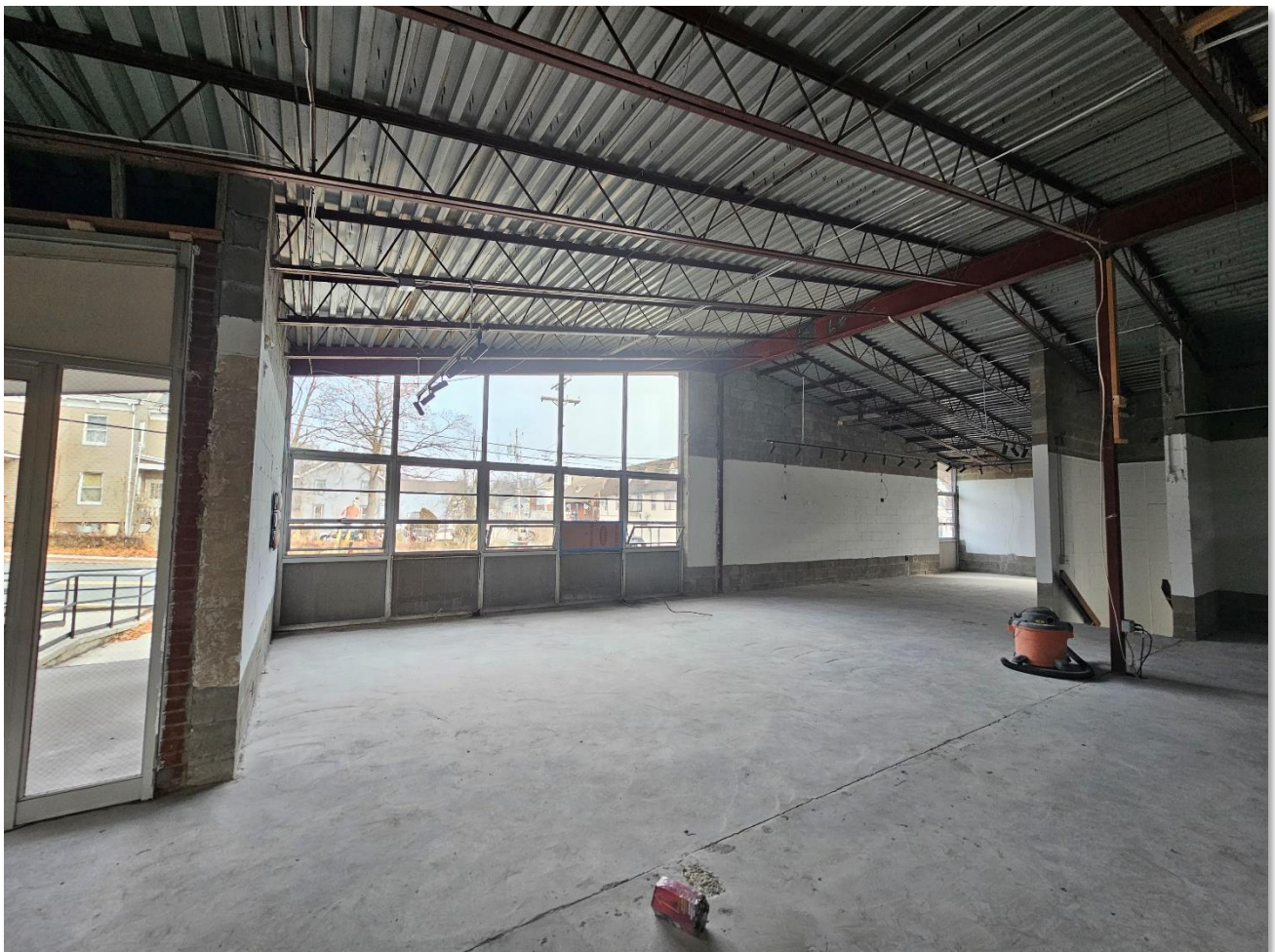
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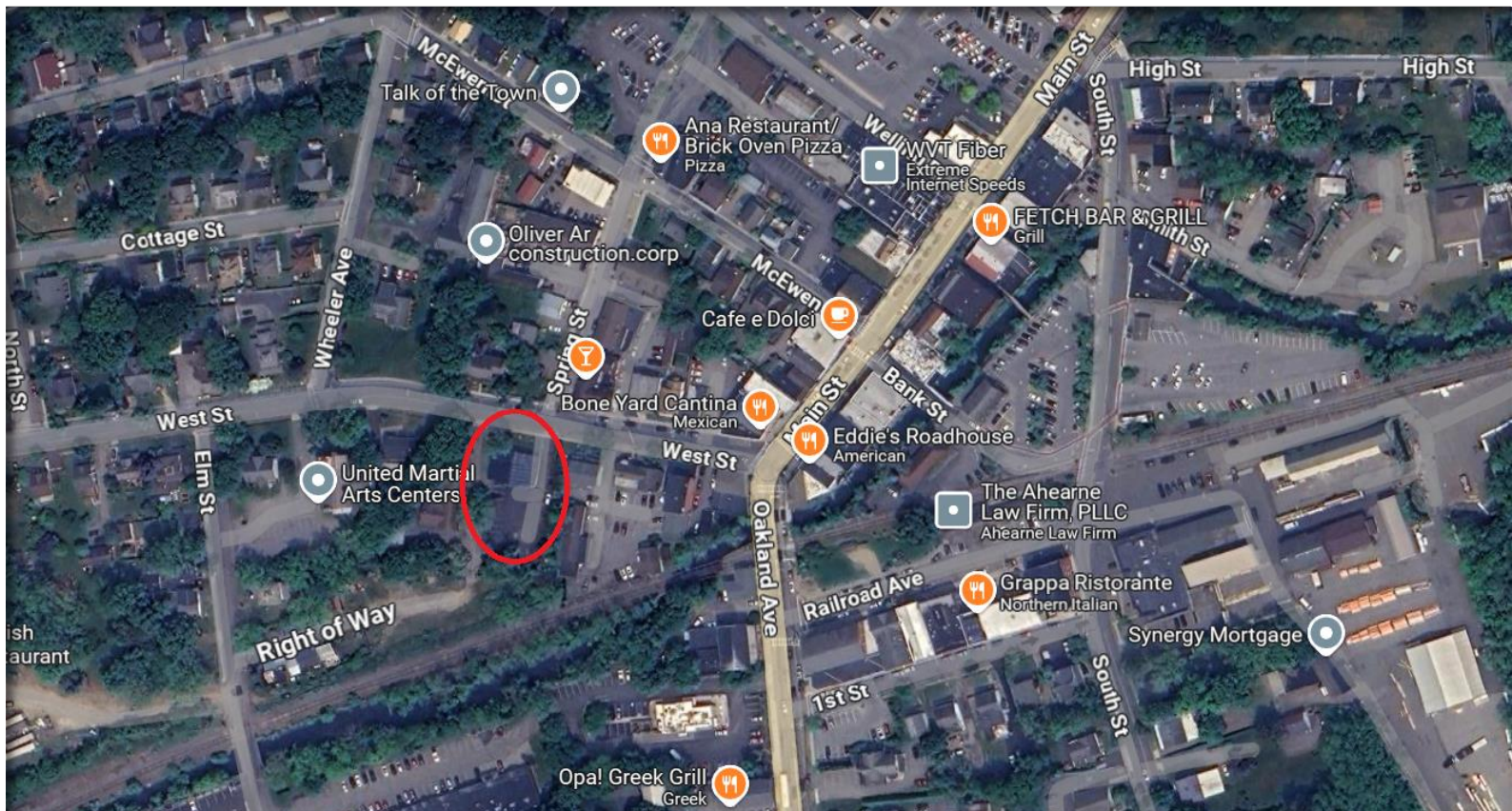
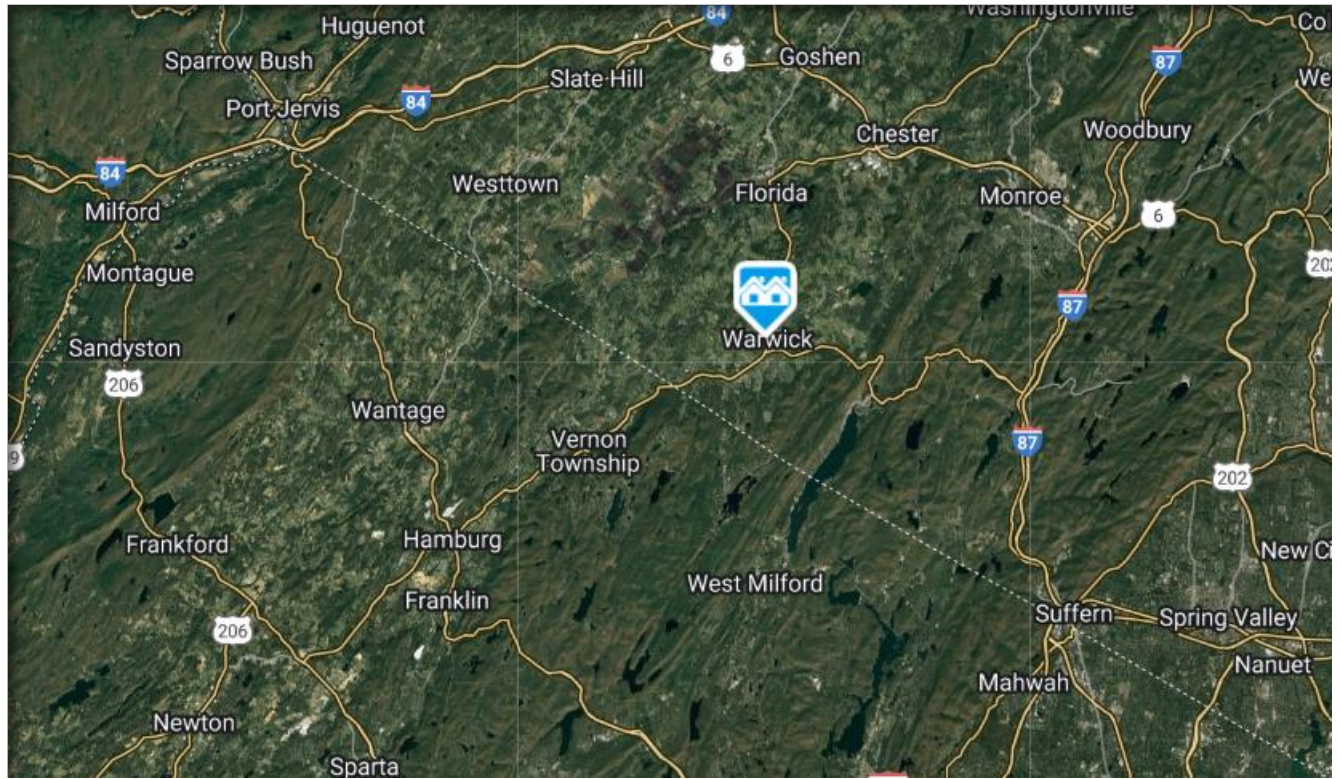




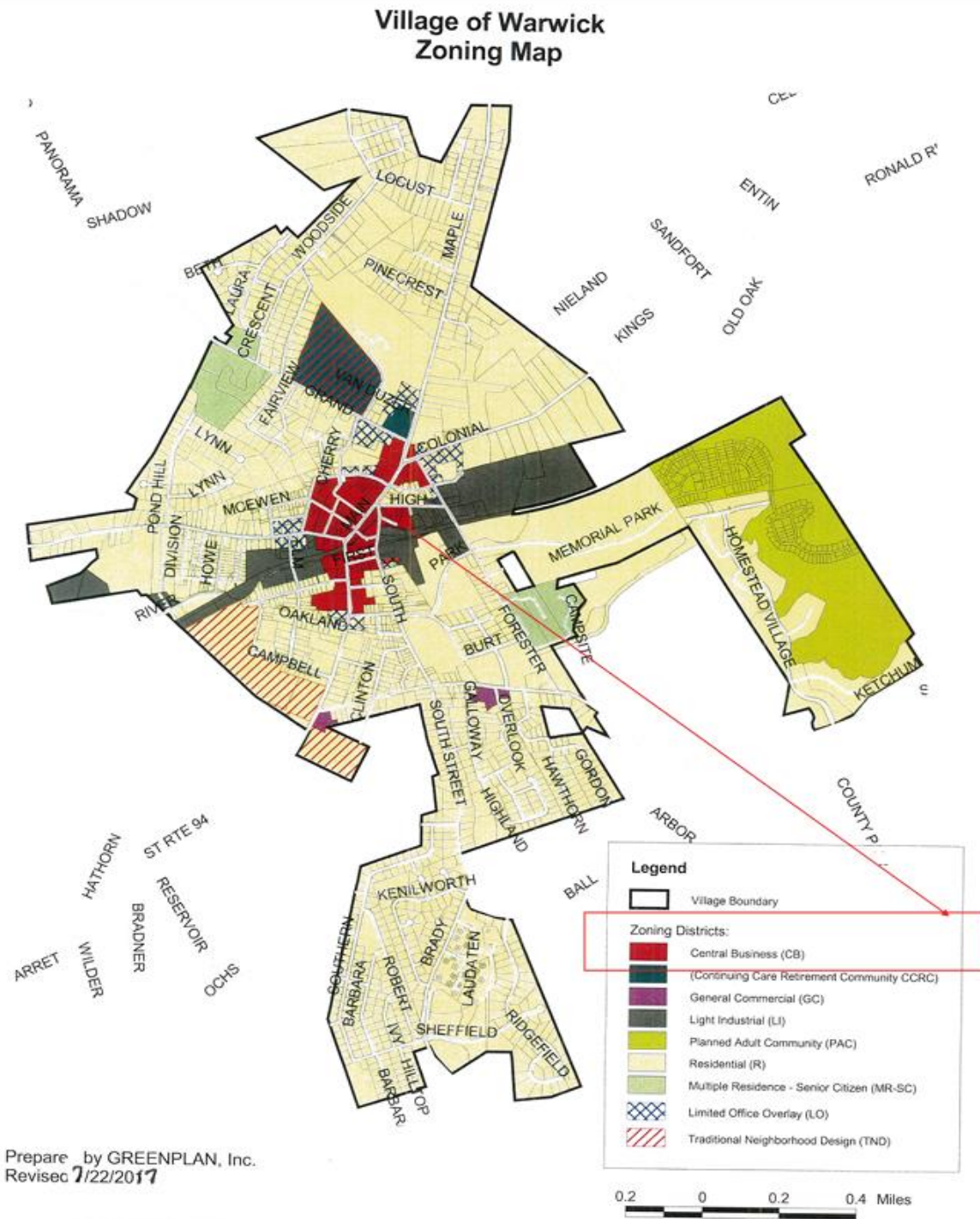








Zoning Map



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.

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:

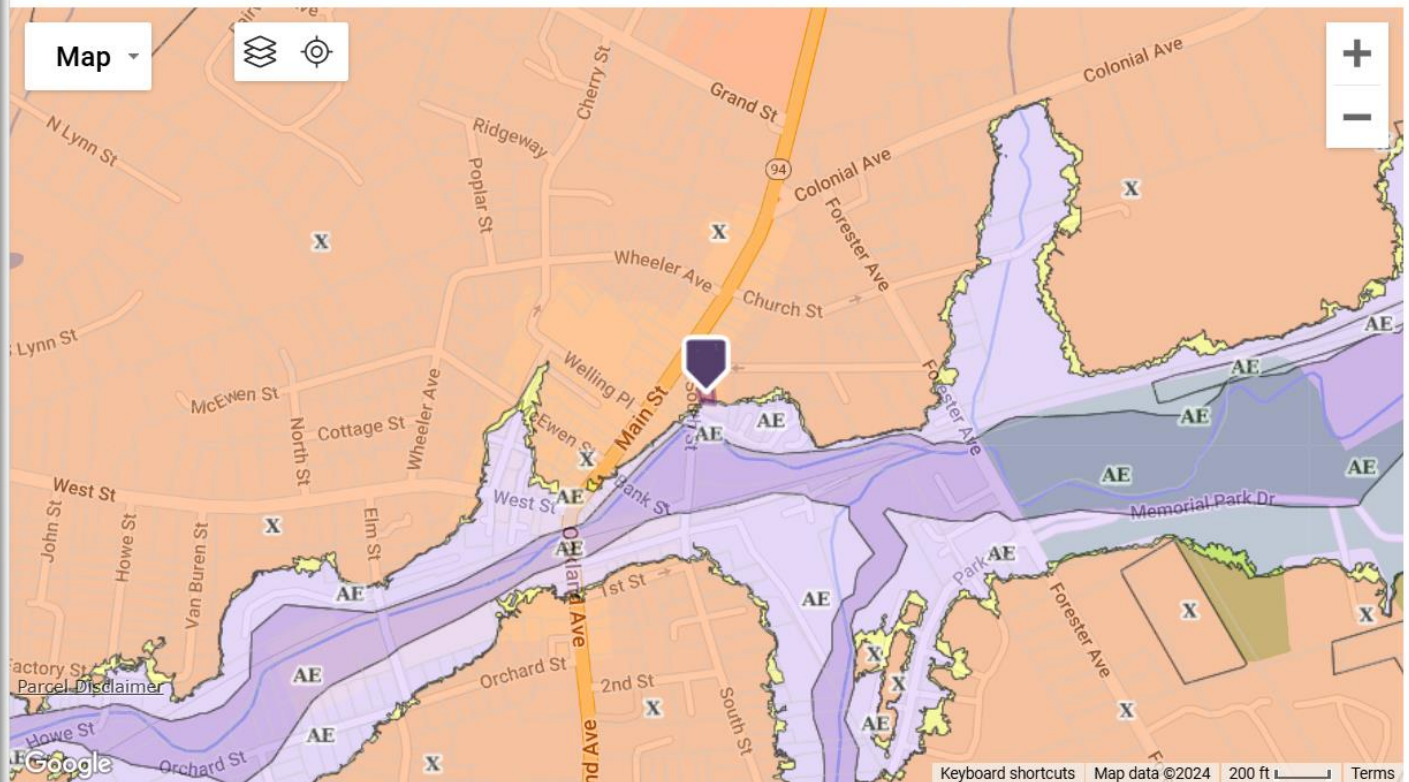
1. Village of Warwick uses and buildings (n/a)
2. Libraries/Museum/Art galleries (k)
3. Buildings or stands for the display or for sale of products of agricultural products all of which are grown on the same premises (n/a)
4. Business/Professional/Government offices (j)
5. Funeral homes/Mortuaries (j)
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.

Floor Plans

