

Building Better Communities With.....



FOR SALE!

56 Forester Ave Warwick, NY 10990



For Property Information or to schedule an appointment contact:

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Current Owner-User Opportunity with Strong Long-Term Investment Potential

This property is ideally suited for an owner-user looking to occupy the vacant front building while benefiting from the existing rental income generated by two established automotive tenants.

For a patient investor, however, the property offers significant long-term upside. Currently, the front building is vacant, representing nearly 50% of the property's total building area. Leasing this space or a portion of this space would increase rental income and improve the property's investment value, but that is only the beginning of its potential.

The real opportunity lies in repositioning the entire property. Both rear tenants have leases expiring in December 2029. An investor with a longer-term outlook could lease the front building now, allow the existing rear leases to run their course, and then negotiate new market-rate, triple-net leases with the rear tenants.

By ultimately converting the property to a fully leased, true triple-net investment, an owner could substantially increase net operating income, reduce exposure to rising property taxes, insurance and maintenance costs, and unlock considerable additional value.

For an owner-user, the property offers immediate occupancy with existing rental income. For a patient investor, it offers the opportunity to acquire a value-add asset today and transform it into a significantly more valuable, stabilized investment over time.

Property facts

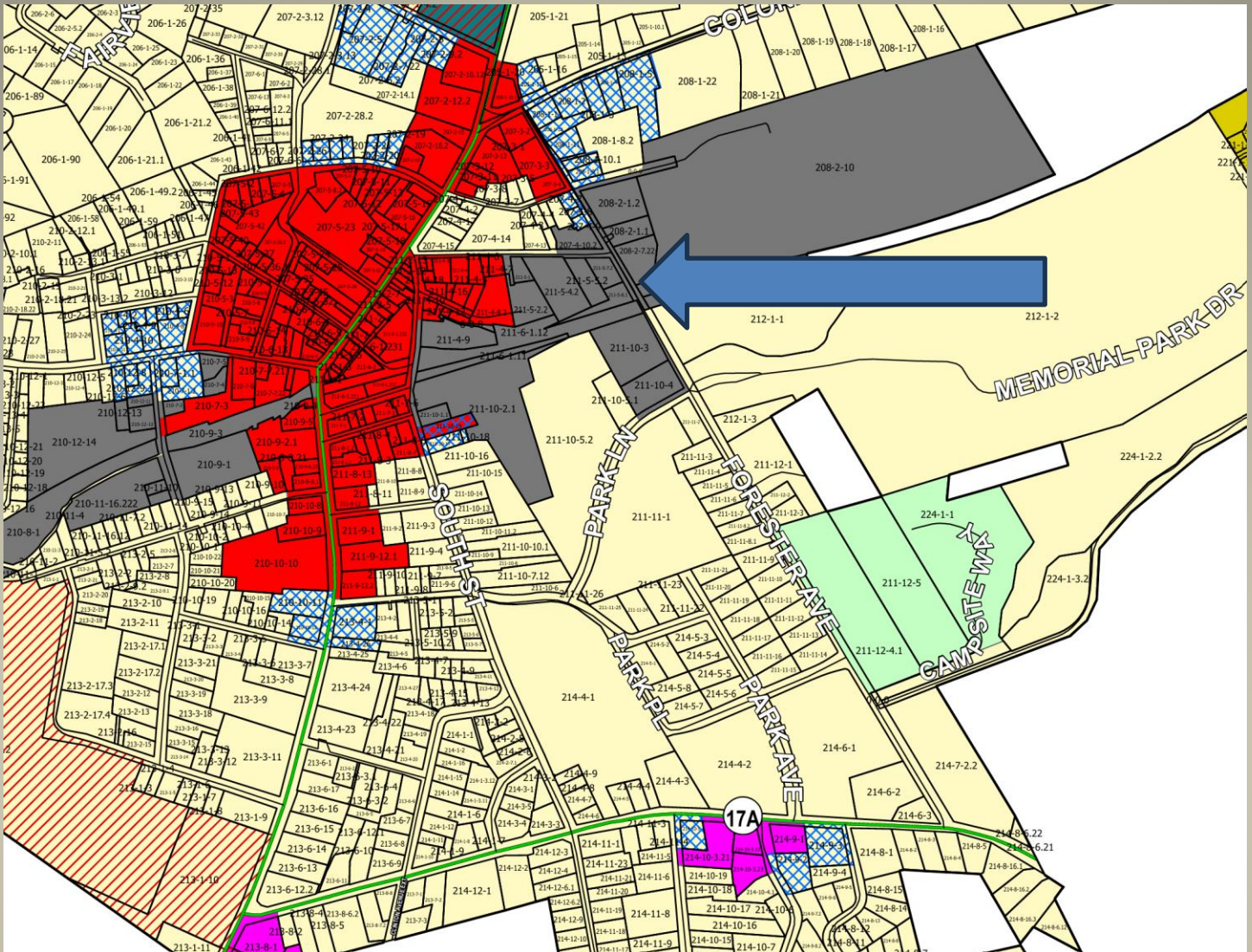
Feature	Details
Address	56 Forester Avenue, Warwick, NY 10990
Town	Warwick
Village	Village of Warwick
County	Orange
Total building area	16,440 ± SF
Land area	1.60 ± acres
Buildings	Two principal buildings
Bld 1 - (front) office/retail	7,594 sq/ft 2 floors
Bld 2 - (rear) automotive	8,846 sq/ft
Year Built	1951
Basement	No
Sprinklers	No
Flood zone	Yes
Zoning	LI - Light Industrial
Water	Municipal
Sewer	Municipal
Road frontage	299'
Traffic count	Avg 4,446 per day
Current occupancy front bldg	Vacant
Current occupancy rear bldg	Two automotive tenants
Parking	Substantial on-site parking and yard +/- 60 spaces
Building construction	Older block construction in front
Flood zone	FEMA Zone AE
Property taxes - Village 2026	\$8,086.48
Property taxes - County 2026	\$10,598.05
Property taxes - School 2025	\$30,790.42
Total Property Taxes	Approximately \$49,475
Drive -in Rollup Doors	12







Zoning Map



	CB: Central Business District		MR-SC: Multiple Residence - Senior Citizen		Limited Office Overlay		State Route
	CCRC: Continuing Care Retirement Community		PAC: Planned Adult Community Floating Zone		Traditional Neighborhood Design Overlay		County Road
	GC: General Commercial District		R: Residential		Municipal Boundary		Local Road
	LI: Light Industrial District		Parcels				

Light Industrial (LI). The purpose of the Light Industrial District is to allow for appropriately scaled business operations which are not well suited for residential neighborhood environments such as manufacturing or research and design facilities.

Zoning - permitted and conditional use (w/ planning board approval)

Table of Use Requirements												
Land Use District	R	LO	MR-SC	CCRC	CB	GC	LI	TND ¹	PAC ²	AD ³	Use Group ⁴ (See Bulk Table)	Special Conditions ⁹
Wireless telecommunication facilities					S*	S*	S*				n/a	\$145-110.1
Village of Warwick uses and buildings	P	P			P	P	P				n/a	
Churches/Places of worship	C*	C*			C*	C*					d	\$145-120
Educational Facilities	S*	S*			S*	S*	S*				d	\$145-120
Annual membership clubs/Outdoor recreation	C*	C*			C*	C*					d	\$145-120
Fraternal Organization	C*	C*			C*	C*					k	\$145-120
Cemeteries	S*	S*	S*		S*	S*					e	\$145-120
Volunteer ambulance service facilities	S*	S*	S*		S*	S*					b	\$145-120
Hospitals/Nursing homes	S*	S*	S*	S*	S*	S*					e	\$145-120
Ambulatory Care Center				S*							c	\$145-120
Fire stations	S*	S*			S*	S*					n/a	\$145-120
*Health club,spa,fitness center,gymnasium (*adopted 10/7/13)						P*	P*				n	
Medical offices/medical facilities				S*			S*				c	\$145-120
Skilled Nursing/Rehabilitation Facility				S*							e	\$145-120
Adult home/Assisted living facilities				S*							c	\$145-120
Congregate housing	S*			S*							c	\$145-120
Adult day care				S*							c	\$145-120
Libraries/Museum/Art galleries	S*				P*	P*	P*				k	\$145-120
Business & Service Uses												
Agriculture	P*	P*					P*				a	
Nursery school	C*	C*	S*	S*	C*	C*					b	\$145-120
Day care	C*	C*	S*	S*	C*	C*					b	\$145-120
Buildings or stands for agricultural product sales ⁸	P*	P*			P*	P*					n/a	

Village of Warwick Zoning Law

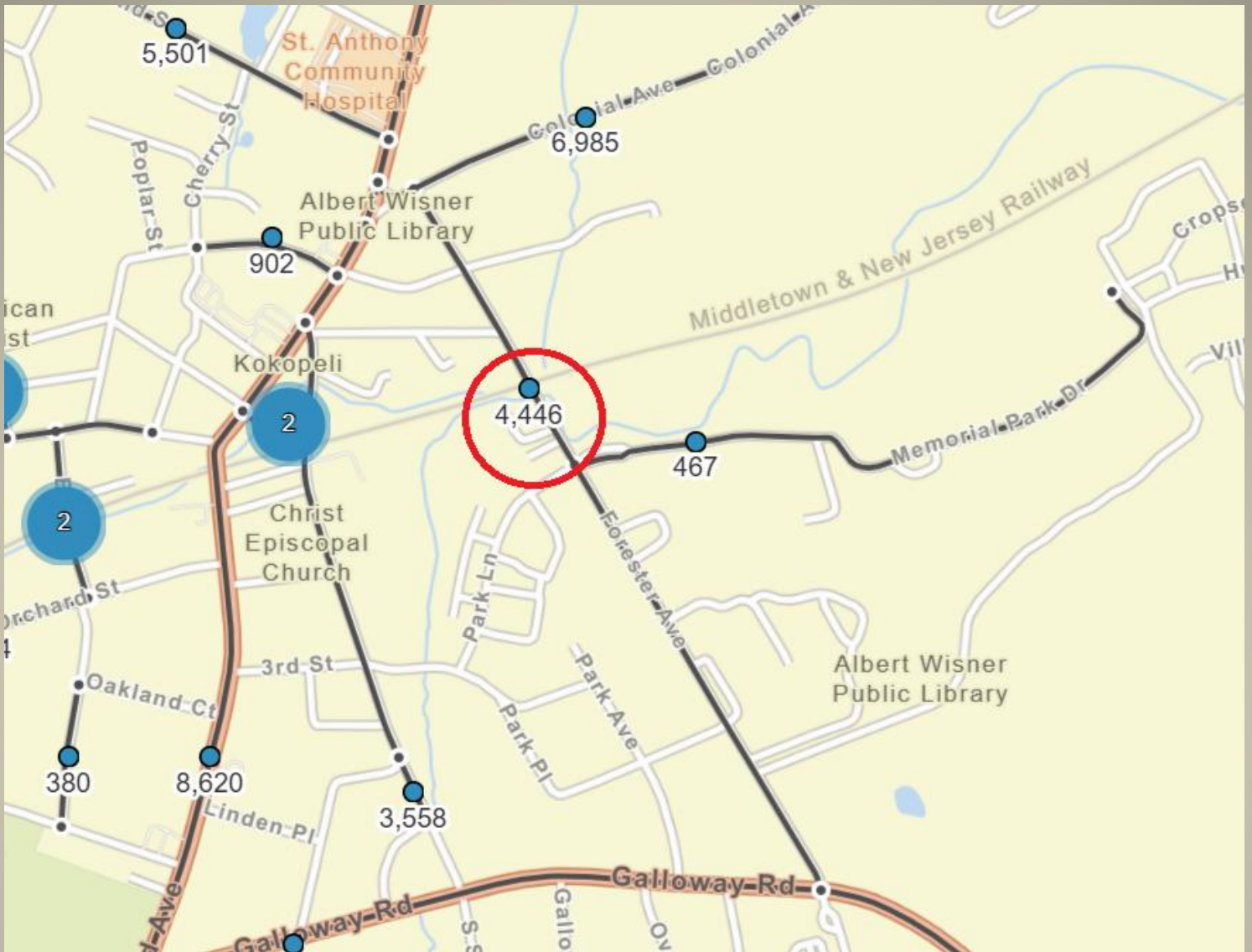
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Land Use District	R	LO	MR-SC	CCRC	CB	GC	LI	TND ¹	PAC ²	AD ³	Use Group ⁴ (See Bulk Table)	Special Conditions ⁹
Business/Professional/Government offices		P*			P*	P*	P*				j	
Funeral homes/Mortuaries		P*			P*	P*	P*				j	
Banks		P*			P*	P*	P*				j	
Retail stores					P*	P*	P*				k	
Personal service stores					P*	P*	P*				k	
Eating/Drinking establishments					P*	P*	P*				k	
Service establishment other than of a personal nature					P*	P*	P*				k	
Theatres/Cinemas					P*	P*	P*				k	
Outlets for laundries/cleaning					P*	P*	P*				k	
Newspaper printing					P*	P*	P*				k	
Manufacturing for sale on premises					C*	C*					k	\$145-120
Hotels/Motels					C*	C*	C*				m	\$145-121
Gasoline service station					C*	C*	C*				o	\$145-122
Automobile sales and service, including repairs					C*	C*	C*				o	\$145-122
Car washes						C*	C*				o	\$145-123
Manufacturing/assembly/finishing							P*				m	
Research and design facilities							P*				m	
Contractor's storage yard							C*				m	\$145-126
Indoor Recreation (e.g. batting cages, tennis courts)							P*				m	
Warehouse							S*				m	\$145-120

Version Dated 5.19.2025

*11.6.25 Table of Use Updated w. LL 1 of 2023 Adopted 12/19/2022 – Residential Apts. Above Commercial Space

Table of Use Requirements												
Land Use District	R	LO	MR-SC	CCRC	CB	GC	LI	TND ¹	PAC ²	AD ³	Use Group ⁴ (See Bulk Tables)	Special Conditions ⁵
Residential Uses												
One family residence	P*	P*			P*						b	
One-family residence semi-attached/lot	C*	C*			C*						h	\$145-128
Two-family detached residence ⁵	P*	P*			P*						g	
Community residence facilities ⁶	P*	P*			P*						c	
Multiple Residence	S*	S*			S*						g	\$145-127
Senior Citizen Housing Development	C*	C*	C*		C*						i	\$145-124
Accessory Apartment (one)	C*	C*			C*						b	\$145-120.4
Guesthouse/Servant Caretaker Dwelling	C*	C*			C*						n/a	\$145-120
Apartment	S*	S*			S*						g	\$145-120
Family/Group Care Facilities	C*	C*			C*						c	\$145-120
Mixed Uses												
Residential Professional Office	C*	C*									p	\$145-120
Bed & Breakfast Establishments	C*	C*									n/a	\$145-120.2
Home Occupation	C*	C*			C*	C*					b	\$145-120.3
Residences on 2nd & 3rd Floor of existing bldg.					C*	C*					j	\$145-120
Residential Apartments Above Commercial Space. *LL 1 of 2023 - Adopted 12/19/2022							C*				j	
General Uses												
Public utility facilities ⁷	P*	P*					P*				n/a	
Public utility buildings	C*	C*			C*	C*	P*				n/a	\$145-120

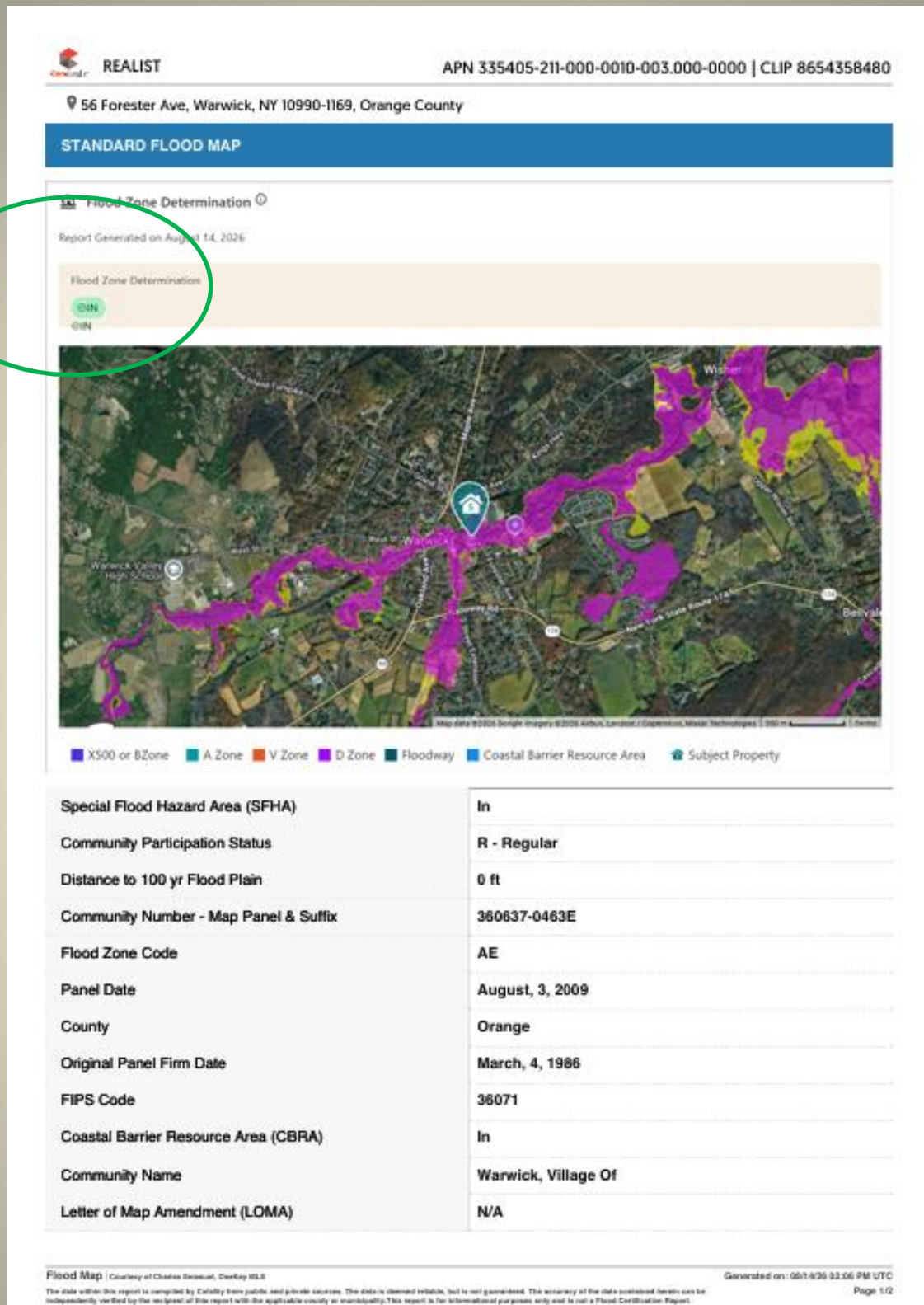
Traffic Count



An average of 4,446 cars pass by this location per day

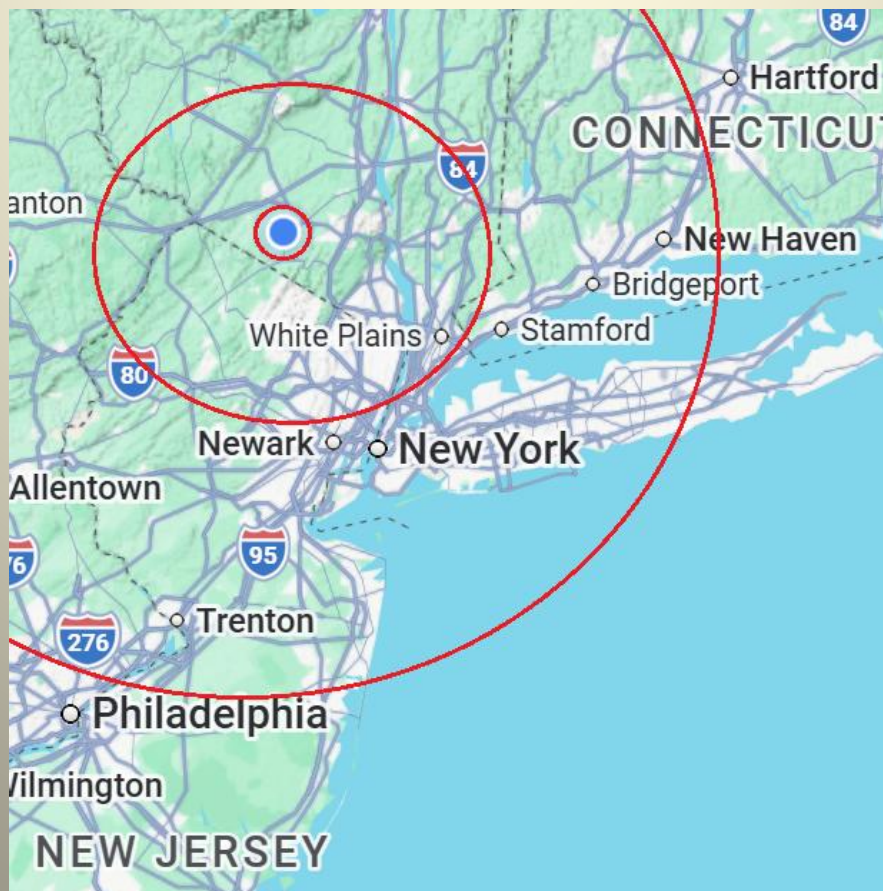
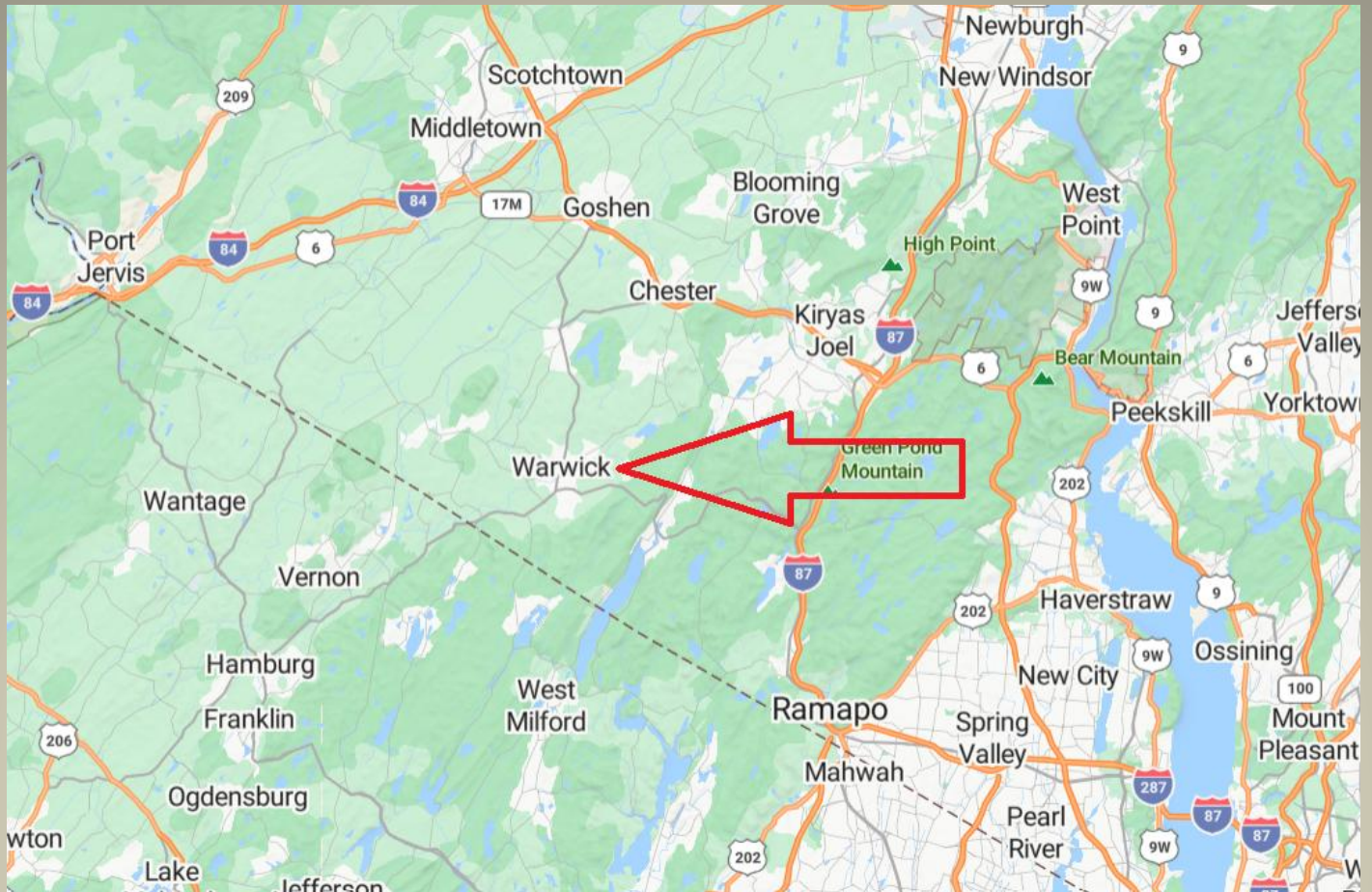
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Flood Zone



Yes, In Flood Zone, Flood insurance will probably be required.

Location Map



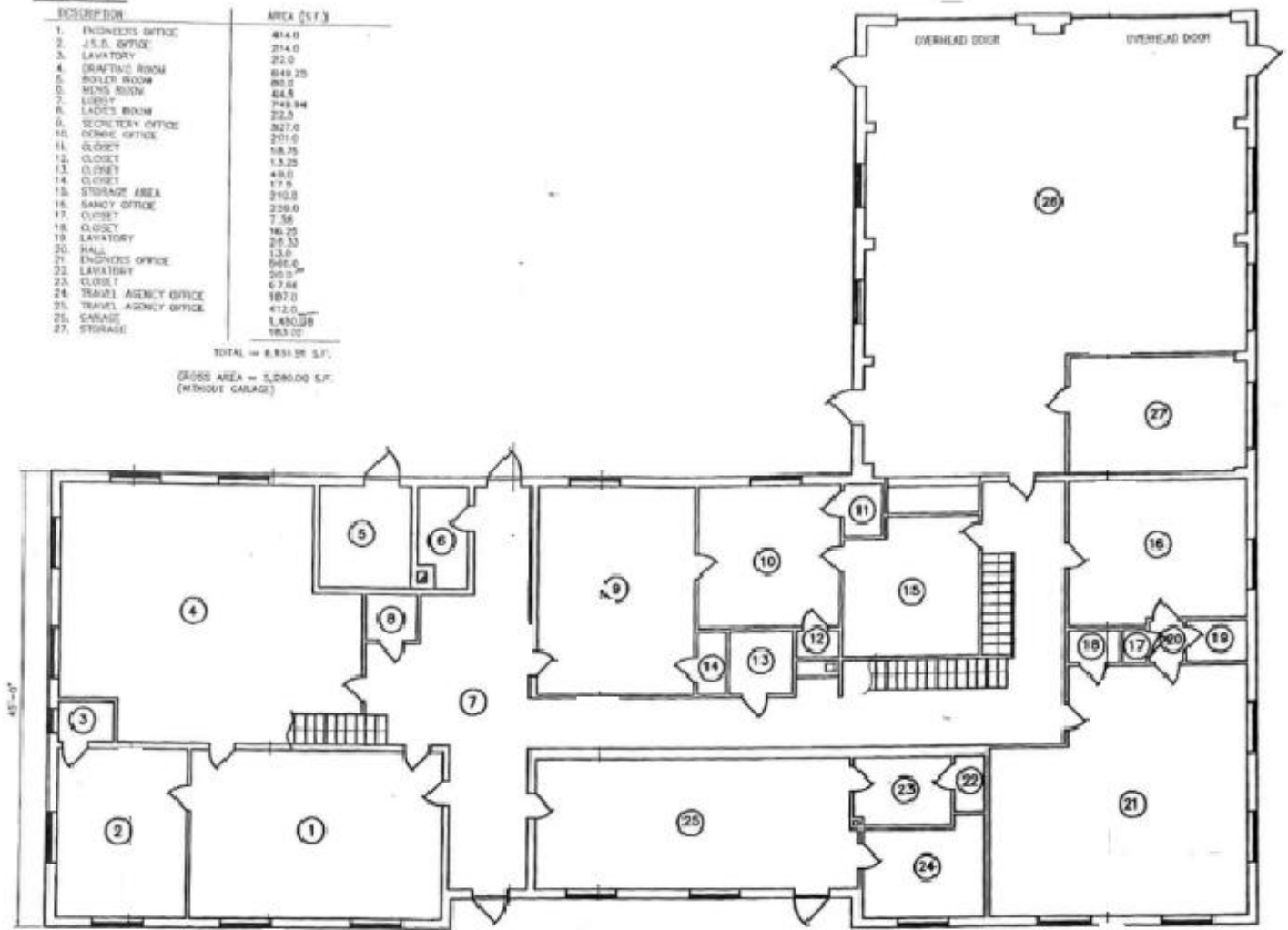
First Floor Plan – Front Building

LEGEND:

DESCRIPTION	AREA (S.F.)
1. ENGINEERS OFFICE	414.0
2. J.S.D. OFFICE	214.0
3. LAVATORY	22.0
4. DRAFTING ROOM	849.25
5. BOILER ROOM	86.0
6. MENS ROOM	64.5
7. LOBBY	748.84
8. LADIES ROOM	22.0
9. SECRETARY OFFICE	327.0
10. GENERAL OFFICE	207.0
11. CLOSET	18.75
12. CLOSET	13.25
13. CLOSET	49.0
14. CLOSET	17.9
15. STORAGE AREA	310.0
16. SANITARY OFFICE	228.0
17. CLOSET	7.58
18. CLOSET	16.25
19. LAVATORY	26.33
20. HALL	13.0
21. ENGINEERS OFFICE	646.6
22. LAVATORY	20.0
23. CLOSET	6.76
24. TRAVEL AGENCY OFFICE	187.0
25. TRAVEL AGENCY OFFICE	412.0
26. SANITARY	1,480.08
27. STORAGE	183.00

TOTAL = 8,851.00 S.F.

GROSS AREA = 5,280.00 S.F.
(WITHOUT GARAGE)



1" = 1'-0"
PLOT SCALE: 3/16" = 1'-0"

Second Floor Plan – Front Building

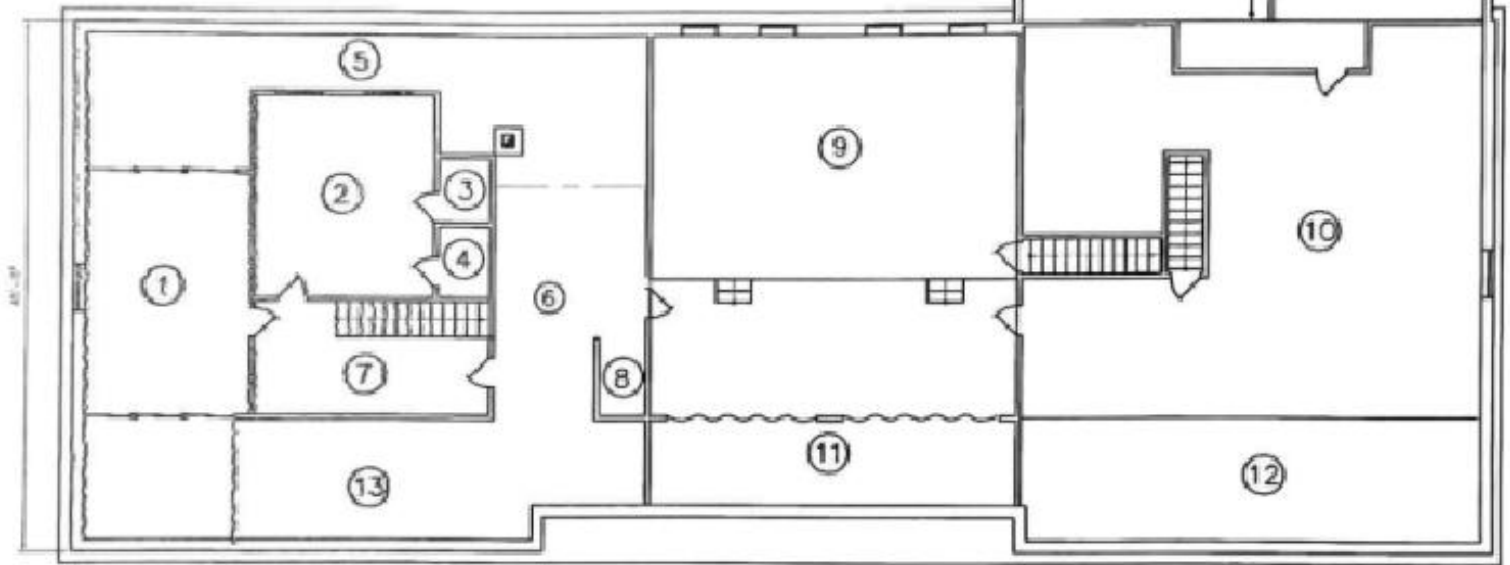
LEGEND:

DESCRIPTION	AREA (S.F.)
1. OFFICE	3012.0
2. OFFICE	3812.0
3. LABORATORY	93.88
4. CLOSET	39.0
5. LOBBY STORAGE	464.5
6. STORAGE	346.5
7. HALL	155.0
8. OFFICE	13.78
9. OFFICE	1,003.0
10. STORAGE	1,229.44
11. LOBBY STORAGE	225.05
12. LOBBY STORAGE	419.15
13. LOBBY STORAGE	447.05
14. STORAGE	306.48

TOTAL = 5,182.87 S.F.



ROOF LINE



SECOND FLOOR PLAN

3/16" = 1'-0"



NOT SCALE: 3/16" = 1'-0"











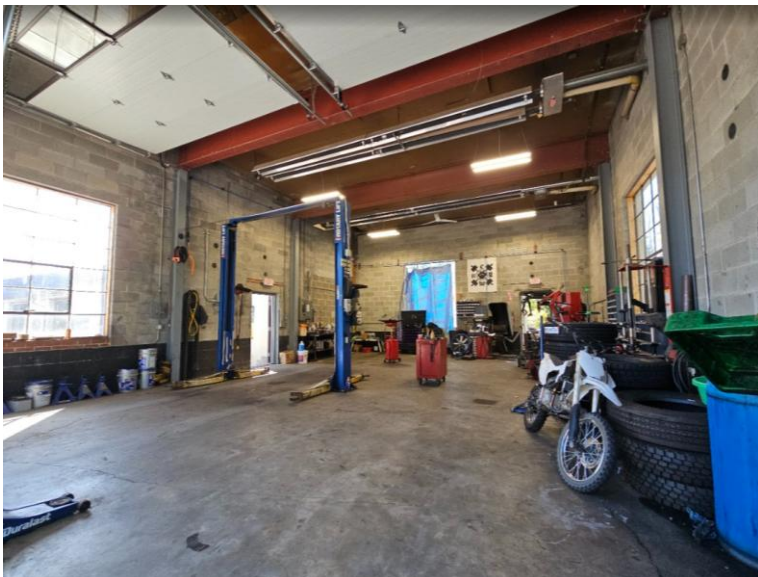








Back Building Interiors



Front Building Interiors

