

21 South Street

Warwick, New York 10990

OFFERING MEMORANDUM



Property Overview

Cushman & Wakefield is pleased to offer a 100% Fee Simple Interest in 21 South Street, Warwick, New York 10990 for sale. This former Chase Bank ATM site features a 238 SF ATM Building on 0.88 Acres ideally located with 175’ of frontage on South Street in downtown Warwick. The property features a drive-up ATM which will be removed at the time of sale. There are currently 85 on-site parking spaces, and the building sits in the LI-Light Industrial zone in the Village of Warwick. There is a population of 5,446 within 1 mile of the site with 36% of residents holding a Bachelor’s degree or higher.

Please Note: prior to an initial offer, Cushman & Wakefield will not be able to accommodate tour requests. Please view the building walkthrough in the deal room for an interior view of the asset.

Building SF	238 SF
Site Size	0.88 Acres
Drive Thru?	Yes
Parking Spots	+/-80
Zone	LI – Light Industrial
Flood Zone	AE
Assessment	\$33,200
2023 Taxes	\$18,788

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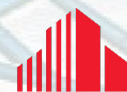
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**CUSHMAN &
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