

178 UNIT APPROVED RENTAL APARTMENTS

## FIDDLERS GREEN

GREENWICH AVENUE, GOSHEN, NY 10924



FOR SALE

### KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225  
Chester, NY 10918



Each Office Independently Owned and Operated

### PRESENTED BY:

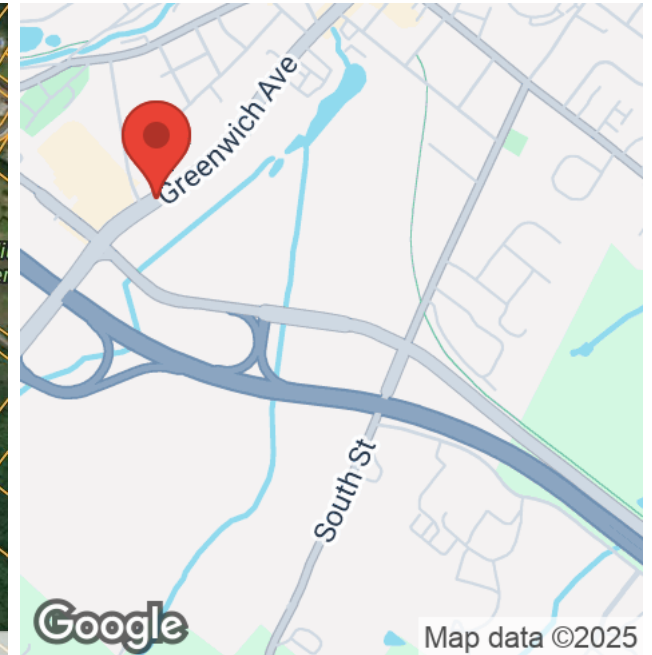
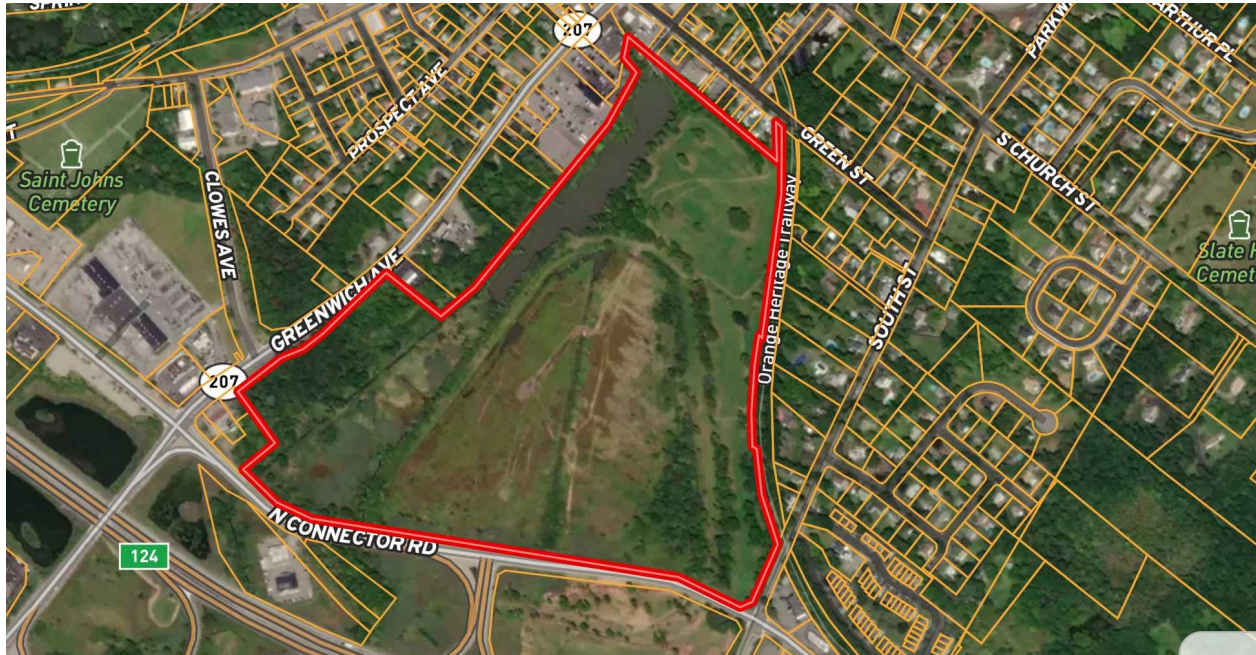
#### JOSEPH DISTELBURGER

Associate Broker/Investor Partner  
O: (845) 344-7170  
jdistelburger@gmail.com  
30DI0835053, New York



# EXECUTIVE SUMMARY

## GREENWICH AVENUE



### OFFERING SUMMARY

PRICE:	\$6,900,000
NUMBER OF UNITS:	178
LOT SIZE:	96.5 Acres
YEAR BUILT:	To be built

### PROPERTY OVERVIEW

Presenting a fully approved, shovel-ready development opportunity for a 178-unit apartment complex ideally positioned in the highly sought-after Village of Goshen. This prime project comprises six thoughtfully planned, three-story buildings featuring spacious one-bedroom units with optional den/office layouts — catering perfectly to the growing demand for first time renters or seniors looking to downsize.

Set within a tranquil, park-like environment, the site offers direct access to the popular Heritage Trail walking paths, blending natural beauty with an unbeatable location. Residents will enjoy proximity to dining, shopping, and entertainment options, all just minutes from Exit 124 and major commuter routes. Near Legoland

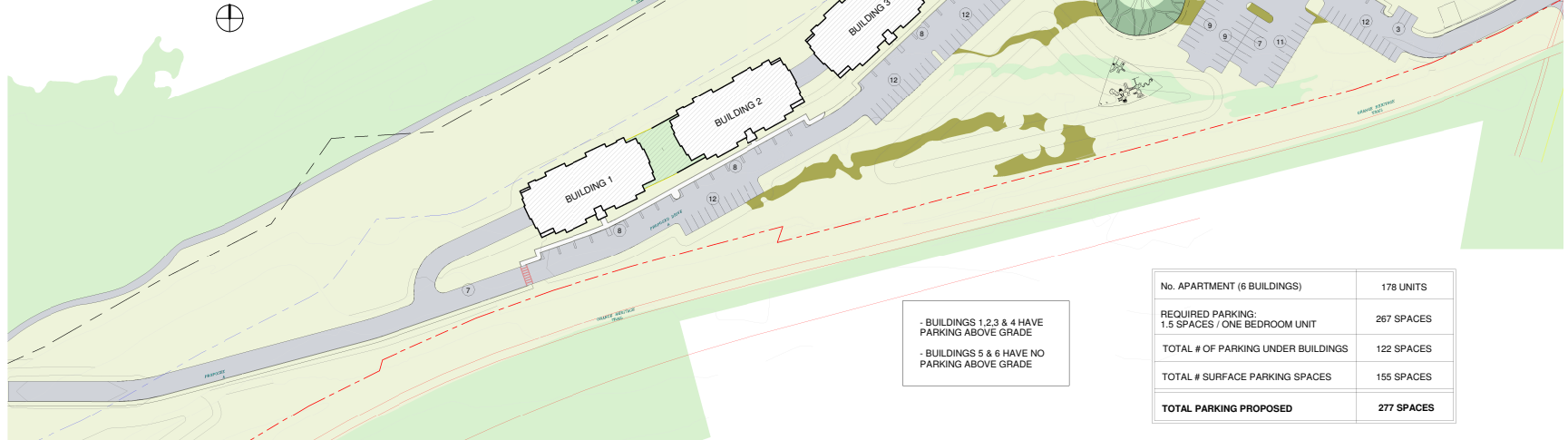
### PROPERTY HIGHLIGHTS

- Shovel Ready
- 178 Units across six buildings
- Selling Approved with site plans
- Highly desirable residential market with strong rental demand
- Walkable access to trails, amenities and historic Goshen Village
- On site parking plus available garages
- One bedroom units with office/den optional for first time renters or seniors
- Excellent commuter location right off of Exit 124 in Goshen on route 17 and future I-86
- Near Legoland
- Attached sketch site plan showing 3 commercial lots, which are not included in the sale.

**SITE PLAN** PROPOSED RESIDENTIAL DEVELOPMENT  
AT  
GOOD TIME PARK ASSOCIATES,  
165 WEST 73RD ST. NEW YORK  
FOR  
GOSHEN DEVELOPMENT, LLC



2 3D VIEW



1 SCHEMATIC SITE PLAN  
1/8" = 1'-0"

GROSS AREA							
BLDG	No. OF APARTMENTS	FLOOR LEVEL	AREA PER FLOOR	GROSS AREA PER BLDG	COMMON AREA	NET AREA	PERCENT
1, 3, 4 & 6	0	PARKING LEVEL	1,446 SQ. FT.		1,446 SQ. FT.	0 SQ. FT.	0.00%
	10	FIRST FLOOR	10,616 SQ. FT.		1,409 SQ. FT.	9,207 SQ. FT.	86.72%
	10	SECOND FLOOR	10,527 SQ. FT.		1,276 SQ. FT.	9,251 SQ. FT.	87.87%
	10	THIRD FLOOR	10,434 SQ. FT.	33,023 SQ. FT.	1,276 SQ. FT.	9,158 SQ. FT.	87.77%
2 & 5	0	PARKING LEVEL	1,806 SQ. FT.		1,806 SQ. FT.	0 SQ. FT.	0.00%
	9	FIRST FLOOR	10,616 SQ. FT.		2,436 SQ. FT.	8,180 SQ. FT.	77.05%
	10	SECOND FLOOR	10,527 SQ. FT.		1,276 SQ. FT.	9,251 SQ. FT.	87.87%
	10	THIRD FLOOR	10,434 SQ. FT.	33,383 SQ. FT.	1,276 SQ. FT.	9,158 SQ. FT.	87.77%
TOTAL 6 BLDGS	178			198,858 SQ. FT.	35,216 SQ. FT.	163,642 SQ. FT.	82.29%

PARKING AREA	BELOW BUILDING	BETWEEN 2 BLDGS	TOTAL PER BUILDING	TOTAL 4 BLDGS
	9,439 SQ. FT.	1,135 SQ. FT.	10,574 SQ. FT.	42,296 SQ. FT.

TOTAL AREA  
241,154 SQ. FT.

3 BUILDING AREA

No. APARTMENT (6 BUILDINGS)	178 UNITS
REQUIRED PARKING: 1.5 SPACES / ONE BEDROOM UNIT	267 SPACES
TOTAL # OF PARKING UNDER BUILDINGS	122 SPACES
TOTAL # SURFACE PARKING SPACES	155 SPACES
TOTAL PARKING PROPOSED	277 SPACES

4 PROPOSED PARKING SPACES



THE USE OF THESE PLANS  
SPECIFICATIONS SHALL  
THE ORIGINAL SITE FOR  
PREPARED AND PUBLISHED  
EXPRESSLY LIMITED TO THE  
REPRODUCTION OR PUBLICATION  
METHOD, IN WHOLE OR IN  
PROHIBITED. TITLE TO THE  
SPECIFICATIONS REMAIN  
ENGINEER WITHOUT PRE-  
CONTACT WITH THESE PLANS  
SPECIFICATIONS SHALL NOT  
FACE EVIDENCE OF THE  
THESE RESTRICTIONS.

REV DESCRIPTION  
FOR SUBMISSION

ISSUE FOR SD.  
ISSUE FOR DD.  
ISSUE FOR PLANNING  
ISSUE FOR PERMIT  
ISSUE FOR CONSTRUCTION

NOTES:

JCA  
JOSE CARBALLO ARCHITECTURE

171 Main Street, Suite  
Hackensack,  
N.J.  
07601  
T. 201.678.1201  
F. 201.678.1209  
E. email@jcarballo.com  
W. www.jcarballo.com

PROJECT  
FIDDLER'S GREEN  
TIME PARK

OWNER  
GOOD TIME PARK  
ASSOCIATES

LOCATION  
165 WEST 73RD ST. NE  
10023

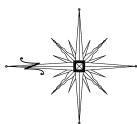
DRAWING  
SCHEMATIC SITE  
RENDERING, BUILDING  
JOSE I. CARBALLO, R.  
N.J.  
N.Y.  
N.J. PLANNER-3509



DATE February  
BY J.J. PROJECT

DRAWING #  
A1



[illegible]

	USE GROUP		H & F		SPECIAL USE		SPECIAL USE	
	MINIMUM REQUIRED (IN)	45,000/acre (IN)	72.1 A.C.	1.8 A.C.	PROPOSED	PROPOSED	PROPOSED	PROPOSED
LOT AREA				1.8 A.C.	1.8 A.C.	1.8 A.C.	1.8 A.C.	1.8 A.C.
LOT DEPTH (FT.)				100	100	100	100	100
FRONT YARD (FT.)				20	20	20	20	20
REAR YARD (FT.)				10	10	10	10	10
ONE SIDE YARD (FT.)				20	20	20	20	20
BOTH SIDE YARDS (FT.)				20	20	20	20	20
STREET FRONTAGE (FT.)				100	100	100	100	100
BUILDING HEIGHT (FT.)				40	40	40	40	40
PERMITTED COVERAGE (%)				65	65	65	65	65

**RECORD OWNER/APPLICANT**  
SECTION 115 BLOCK 1 LOT 5  
KEYAH GRANDE LLC  
165 WEST 73RD ST  
NEW YORK, NY 10023

PERSONS	
DATE	DESCRIPTION
7-25	REUSE SUBMISSION
7-24	NO SUBMISSION 1949
7-23	SHOW ENTER PARCEL
7-22	ORIGINAL PREPARATION DATE
7-21	
7-20	
7-19	
7-18	
7-17	
7-16	
7-15	
7-14	
7-13	
7-12	
7-11	
7-10	
7-9	
7-8	
7-7	
7-6	
7-5	
7-4	
7-3	
7-2	
7-1	
6-30	
6-29	
6-28	
6-27	
6-26	
6-25	
6-24	
6-23	
6-22	
6-21	
6-20	
6-19	
6-18	
6-17	
6-16	
6-15	
6-14	
6-13	
6-12	
6-11	
6-10	
6-9	
6-8	
6-7	
6-6	
6-5	
6-4	
6-3	
6-2	
6-1	
5-31	
5-30	
5-29	
5-28	
5-27	
5-26	
5-25	
5-24	
5-23	
5-22	
5-21	
5-20	
5-19	
5-18	
5-17	
5-16	
5-15	
5-14	
5-13	
5-12	
5-11	
5-10	
5-9	
5-8	
5-7	
5-6	
5-5	
5-4	
5-3	
5-2	
5-1	
4-30	
4-29	
4-28	
4-27	
4-26	
4-25	
4-24	
4-23	
4-22	
4-21	
4-20	
4-19	
4-18	
4-17	
4-16	
4-15	
4-14	
4-13	
4-12	
4-11	
4-10	
4-9	
4-8	
4-7	
4-6	
4-5	
4-4	
4-3	
4-2	
4-1	
3-31	
3-30	
3-29	
3-28	
3-27	
3-26	
3-25	
3-24	
3-23	
3-22	
3-21	
3-20	
3-19	
3-18	
3-17	
3-16	
3-15	
3-14	
3-13	
3-12	
3-11	
3-10	
3-9	
3-8	
3-7	
3-6	
3-5	
3-4	
3-3	
3-2	
3-1	
2-28	
2-27	
2-26	
2-25	
2-24	
2-23	
2-22	
2-21	
2-20	
2-19	
2-18	
2-17	
2-16	
2-15	
2-14	
2-13	
2-12	
2-11	
2-10	
2-9	
2-8	
2-7	
2-6	
2-5	
2-4	
2-3	
2-2	
2-1	
1-31	
1-30	
1-29	
1-28	
1-27	
1-26	
1-25	
1-24	
1-23	
1-22	

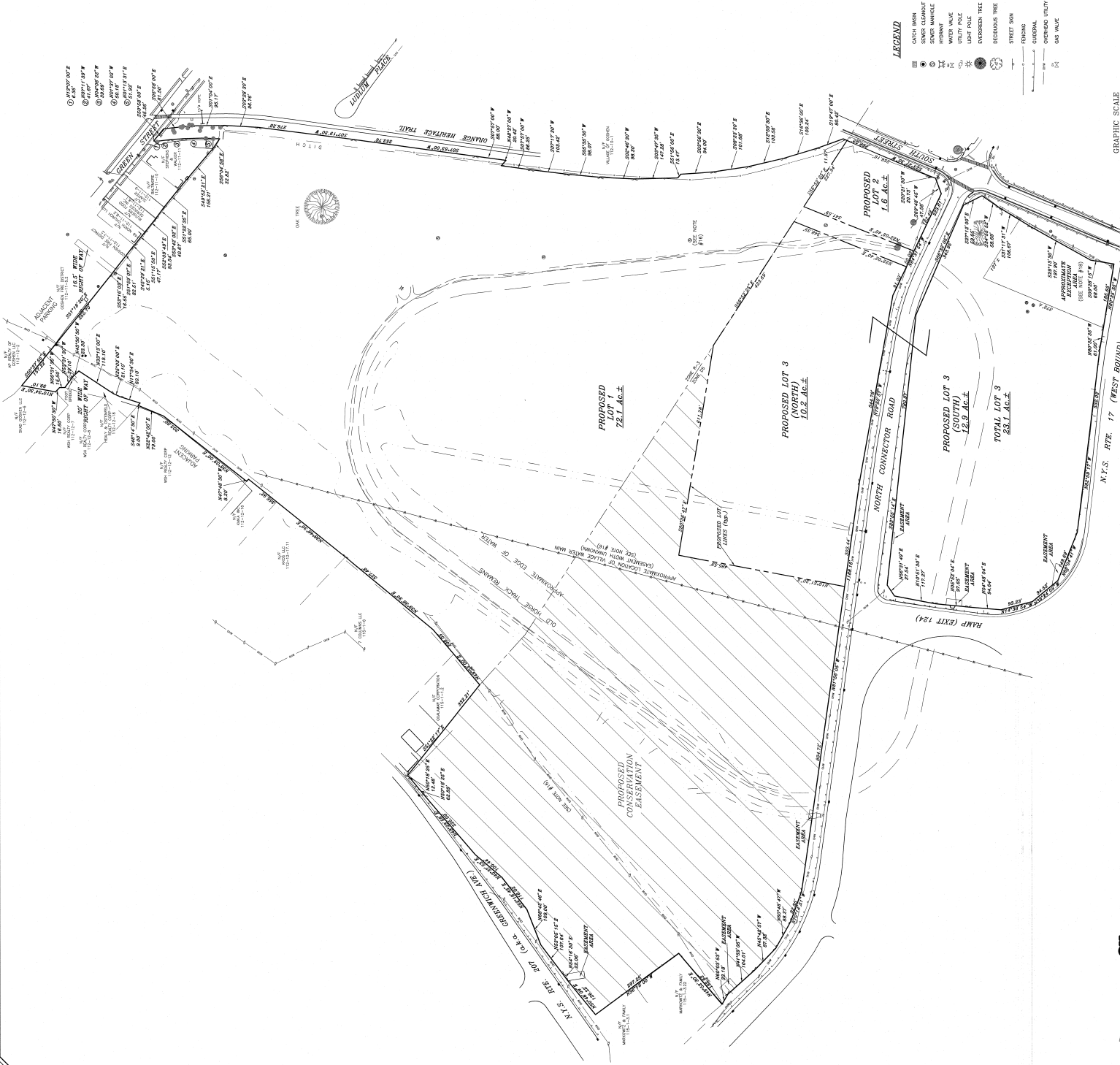
**PIETRZAK & PFAU**  
ENGINEERING & SURVEYING, PLLC  
2 ELMER AVE.  
ROSELAND, NEW YORK 10964  
(914) 241-0000



RESERVED FOR COUNTY FILING

RESERVED FOR VILLAGE PLANNING BOARD APPROVAL

DRAWING TITLE	SHEET NO.	Q.E.C. SHEET NO.	DRAWING NUMBER
	A. OF	N/A. OF	PROJECT NUMBER
SCALE	1" = 100'	CAD REFERENCE	14117.00
		14117.00	3-17-26



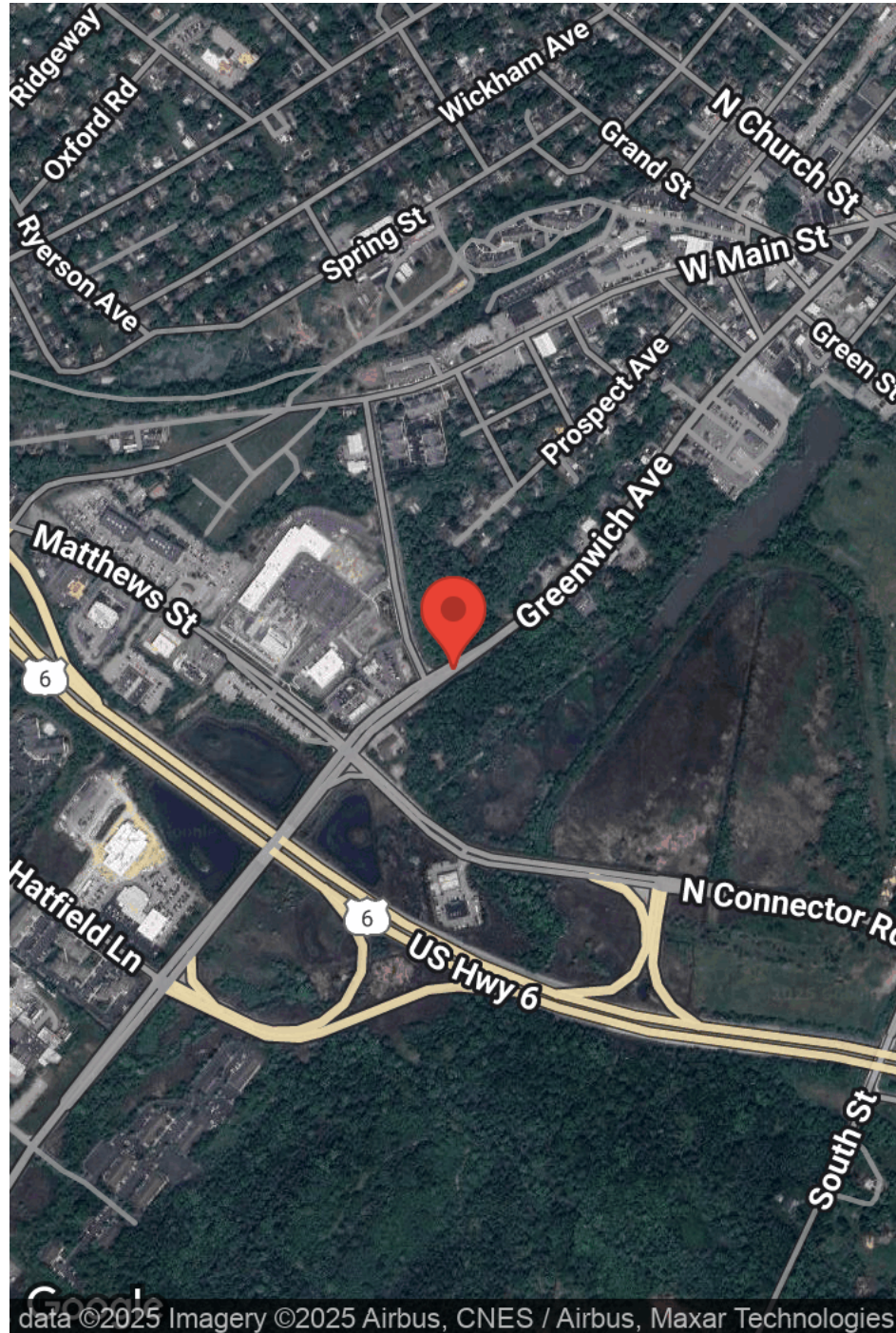
GRAPHIC SCALE

N.Y.S. RTE. 17 (WEST BOUND)



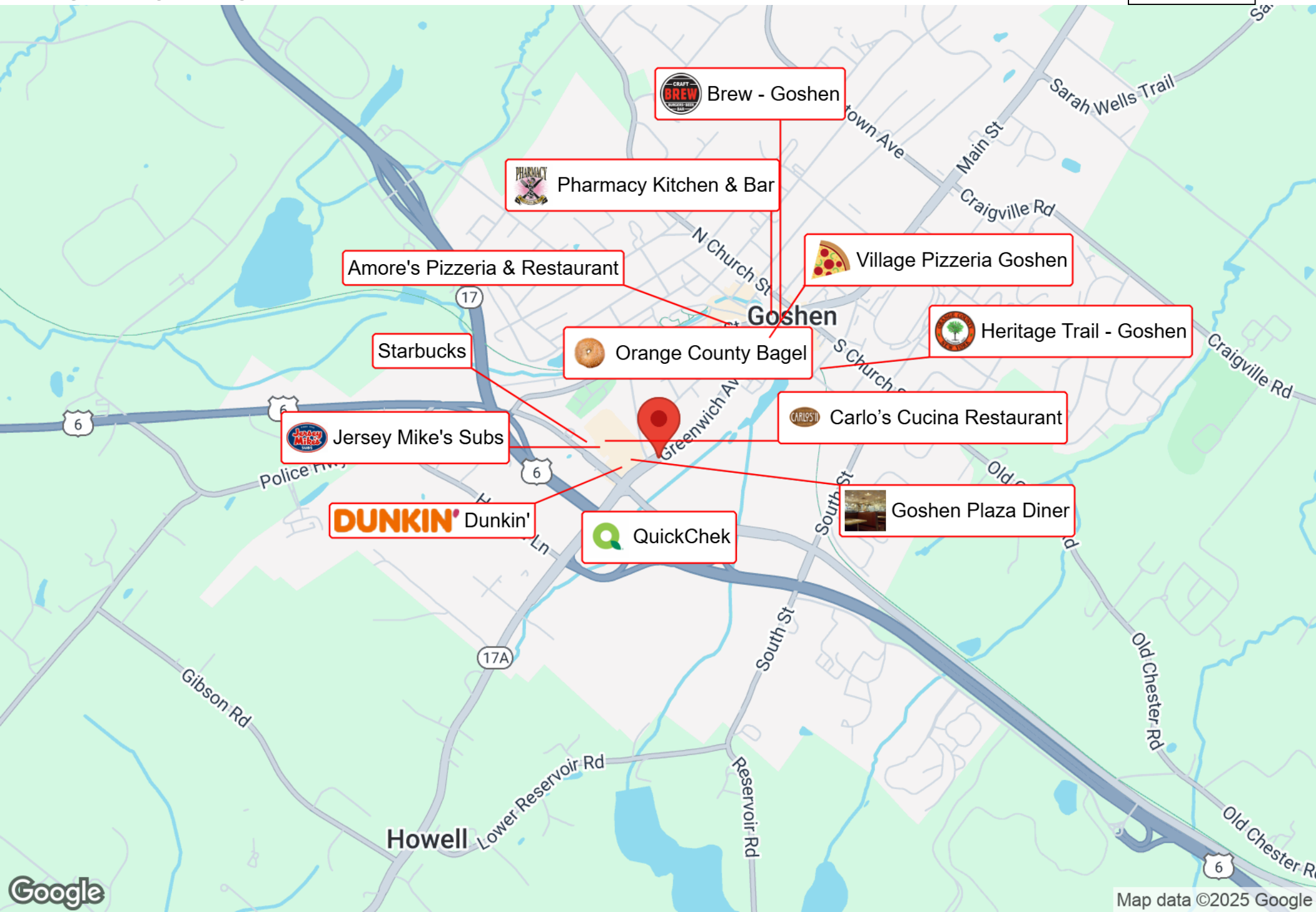
## LOCATION MAPS

GREENWICH AVENUE



## BUSINESS MAP

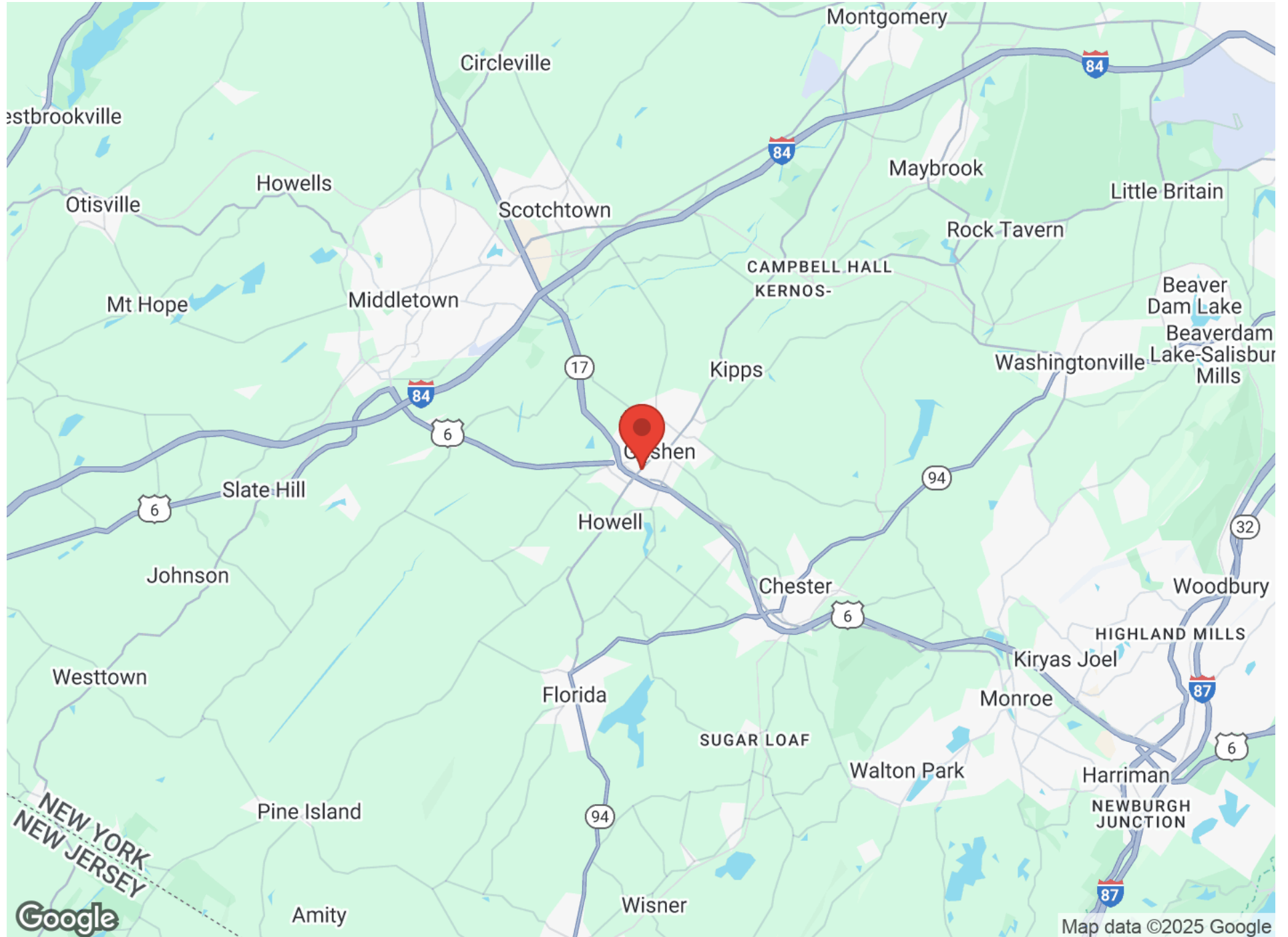
GREENWICH AVENUE





## REGIONAL MAP

GREENWICH AVENUE





## AERIAL MAP

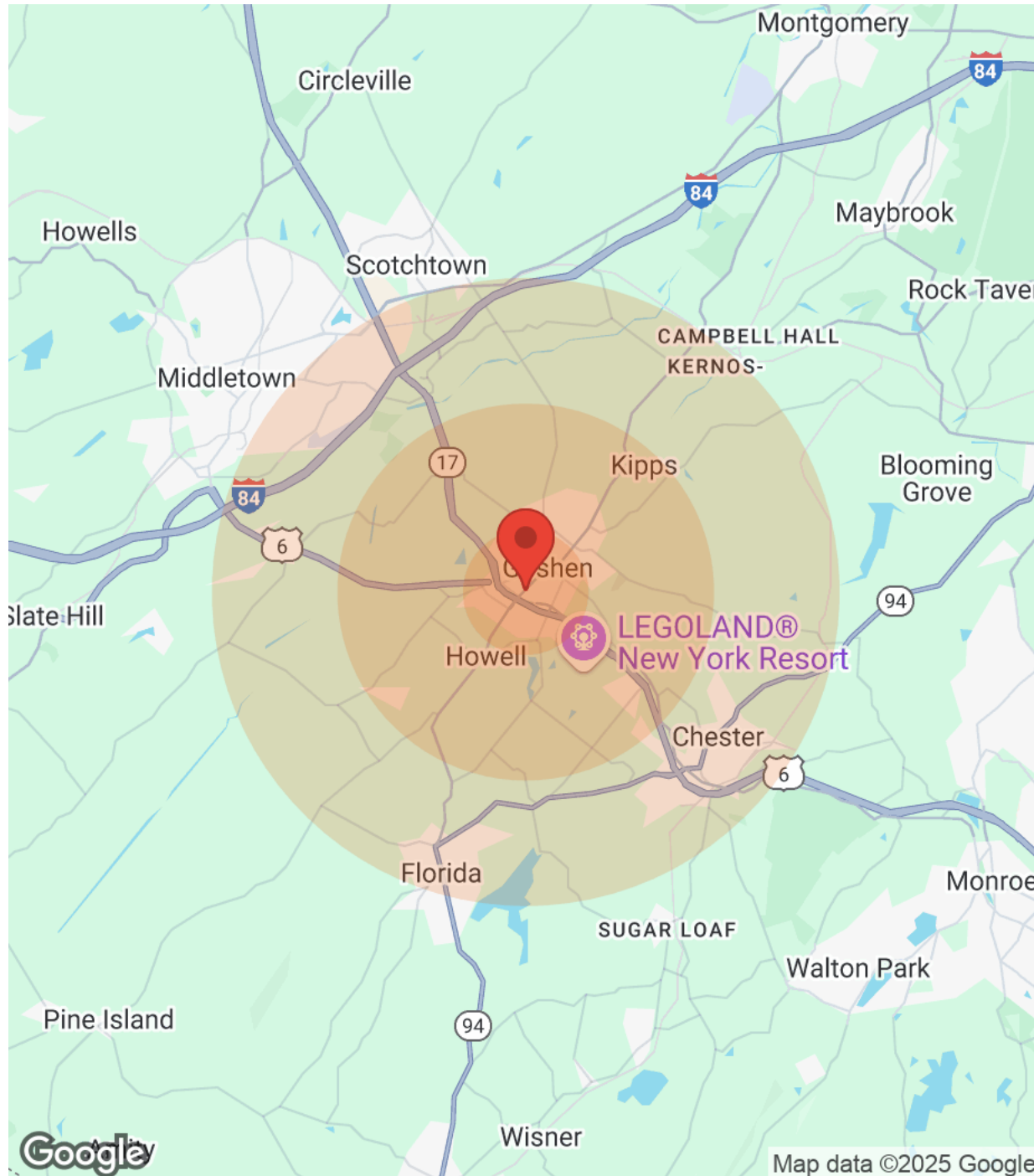
GREENWICH AVENUE





# DEMOGRAPHICS

GREENWICH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,818	5,699	12,293
Female	1,865	5,875	12,808
Total Population	3,683	11,574	25,101

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	664	2,158	4,751
Ages 15-24	453	1,571	3,290
Ages 25-54	1,435	4,189	9,277
Ages 55-64	448	1,521	3,325
Ages 65+	683	2,135	4,458

Race	1 Mile	3 Miles	5 Miles
White	3,247	9,928	20,073
Black	54	703	2,286
Am In/AK Nat	N/A	1	23
Hawaiian	N/A	N/A	N/A
Hispanic	645	1,526	4,111
Multi-Racial	730	1,576	4,386

Income	1 Mile	3 Miles	5 Miles
Median	\$76,688	\$92,401	\$81,682
< \$15,000	217	276	670
\$15,000-\$24,999	120	212	626
\$25,000-\$34,999	110	177	482
\$35,000-\$49,999	149	327	865
\$50,000-\$74,999	261	607	1,631
\$75,000-\$99,999	250	536	1,457
\$100,000-\$149,999	327	1,042	1,870
\$150,000-\$199,999	107	460	799
> \$200,000	35	234	398

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,922	4,468	10,103
Occupied	1,715	4,146	9,403
Owner Occupied	822	2,971	6,583
Renter Occupied	893	1,175	2,820
Vacant	207	322	700

# PROFESSIONAL BIO

---

GREENWICH AVENUE



## JOSEPH DISTELBURGER

Associate Broker/Investor Partner



After Graduating from Syracuse University with a degree in economics, I came into the family business of dairy farming and selling dairy cattle to neighboring farmers. Within a few years, I expanded the business into 32 states and 4 Countries. As the business grew I needed to acquire more property and that was where my passion for real estate began. To date I have sold \$100's of millions in various asset classes including land development for single family and high density, hospitality, industrial and farms. I am an owner\investor in Keller Williams with a market center of 270+ agents. I enjoy being a broker at this point in my career.

---

KW Commercial - Central Valley  
69 Brookside Avenue, Suite 225  
Chester, NY 10918  
O: (845) 344-7170  
jdistelburger@gmail.com  
30DI0835053, New York



# DISCLAIMER

GREENWICH AVENUE



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

## KW COMMERCIAL - CENTRAL VALLEY

69 Brookside Avenue, Suite 225  
Chester, NY 10918



Each Office Independently Owned and Operated

## PRESENTED BY:

### JOSEPH DISTELBURGER

Associate Broker/Investor Partner

O: (845) 344-7170

[jdistelburger@gmail.com](mailto:jdistelburger@gmail.com)

30DI0835053, New York

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.