

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

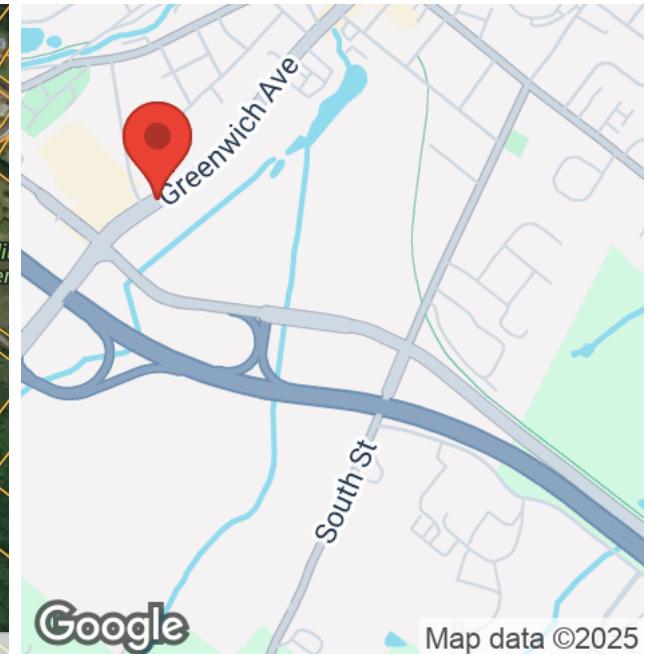
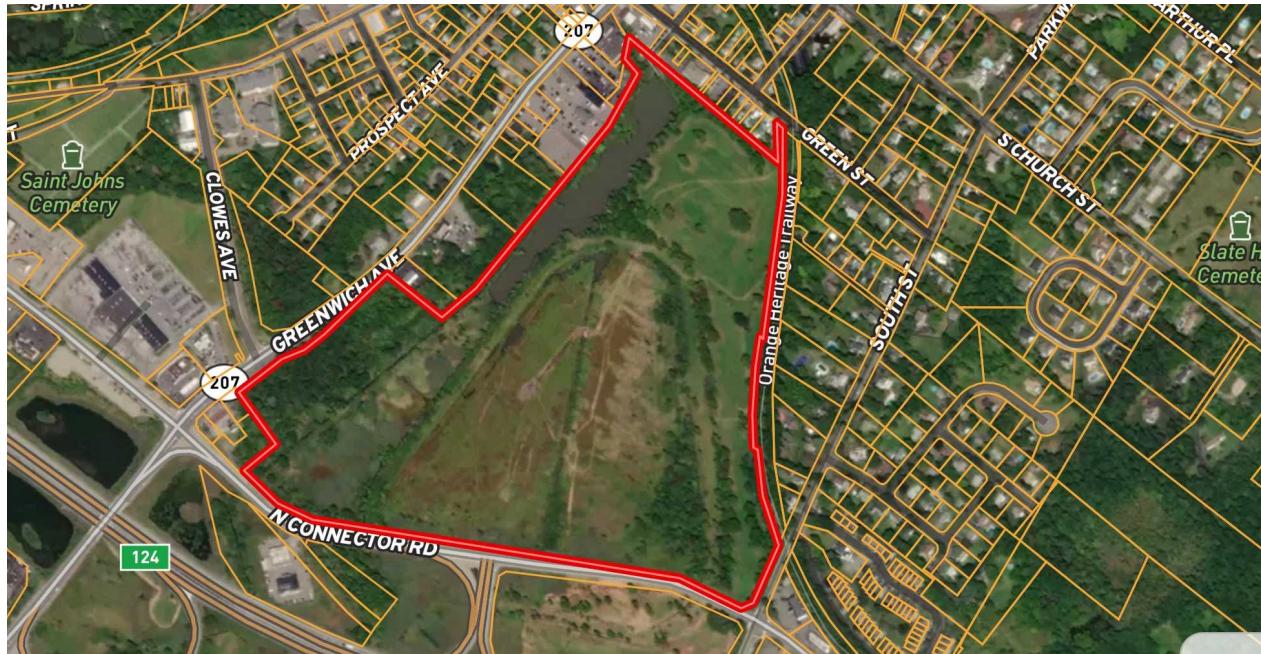
PRESENTED BY:

JOSEPH DISTELBURGER

Associate Broker/Investor Partner
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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

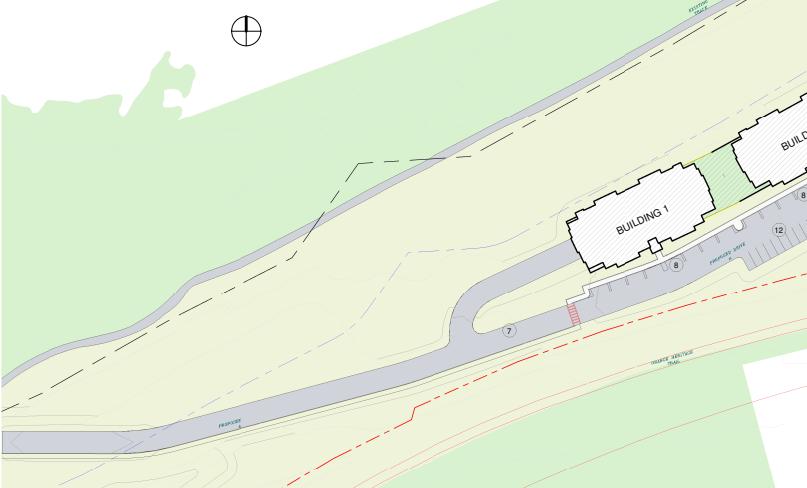
PROPERTY HIGHLIGHTS

- 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
GREENWICH AVENUE
GOOD TIME PARK ASSOCIATES,
165 WEST 73RD ST. NEW YORK
FOR
GOSHEN DEVELOPMENT, LLC



2 3D VIEW



1 SCHEMATIC SITE PLAN
1/64" = 1'-0"

BLDG	NO. OF APARTMENTS	FLOOR LEVEL	AREA PER FLOOR	GROSS AREA			
				GROSS AREA PER BLDG	COMMON AREA	NET AREA	PERCENT
1,3,4 & 6	0	PARKING LEVEL	1,446 SQ.FT.	33,023 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.		1,276 SQ.FT.	9,158 SQ.FT.	87.77%
2 & 5	0	PARKING LEVEL	1,806 SQ.FT.	33,383 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.		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%
							180

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

JCA

JOSE CARBALLO ARCHITECTURE

171 Main Street, Suite
Hedensack,
NJ
07601
T: 201.678.1201
F: 201.678.1209
E: email@carballo.co
W: www.jcarballo.com

PROJECT
FIDDLER'S GREEN
TIME PARK

OWNER
GOOD TIME PARK
ASSOCIATES

LOCATION
165 WEST 73RD ST. NE
100223

DRAWING

**SCHEMATIC SITE
RENDERING, BUILDING**

JOSE I. CARBALLO, R.
NJ : 21
NY : 02
NJ PLANNER: 3509

DATE February

BY JJ PROJECT

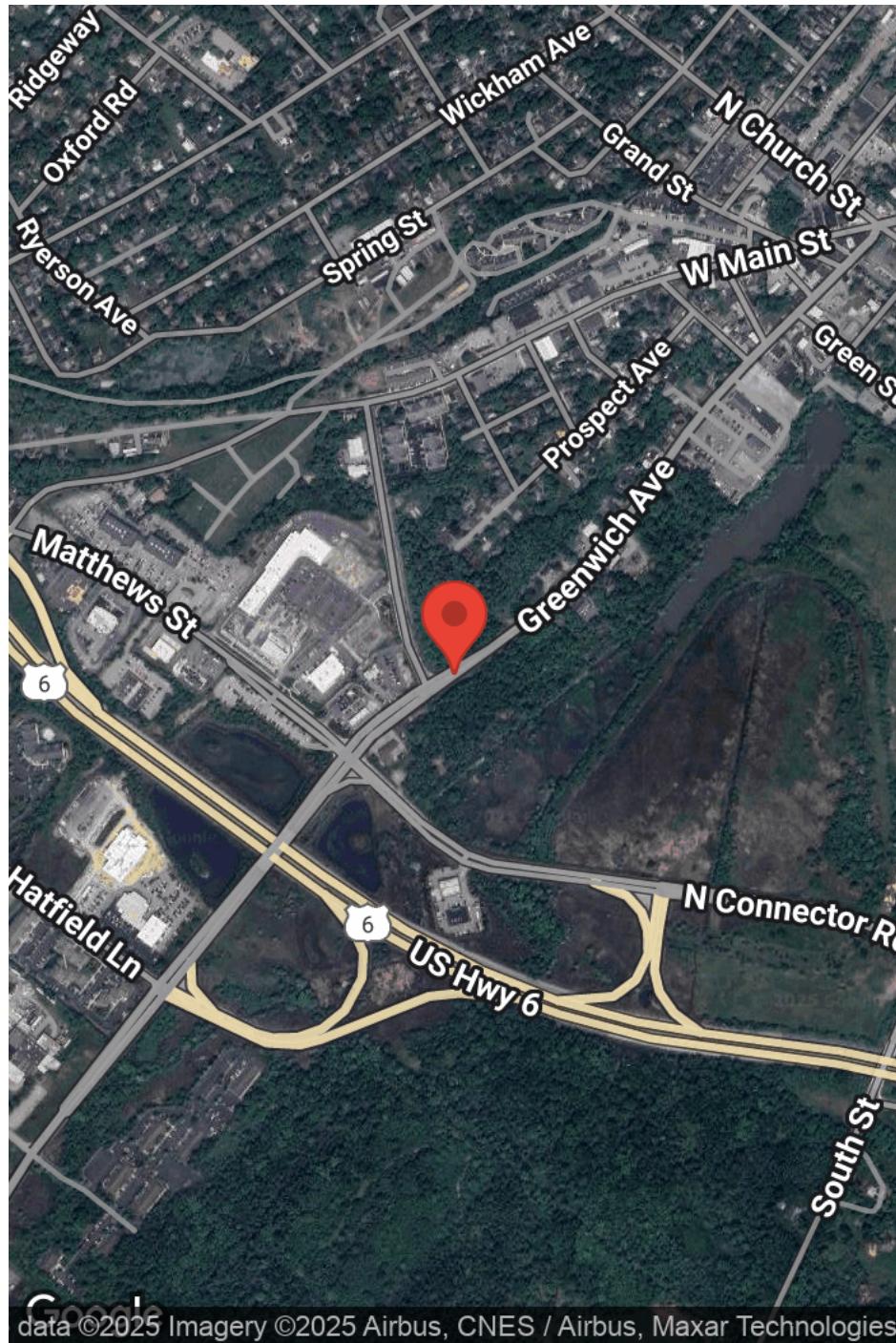
DRAWING #
A1

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SPECIFICATIONS SHALL BE
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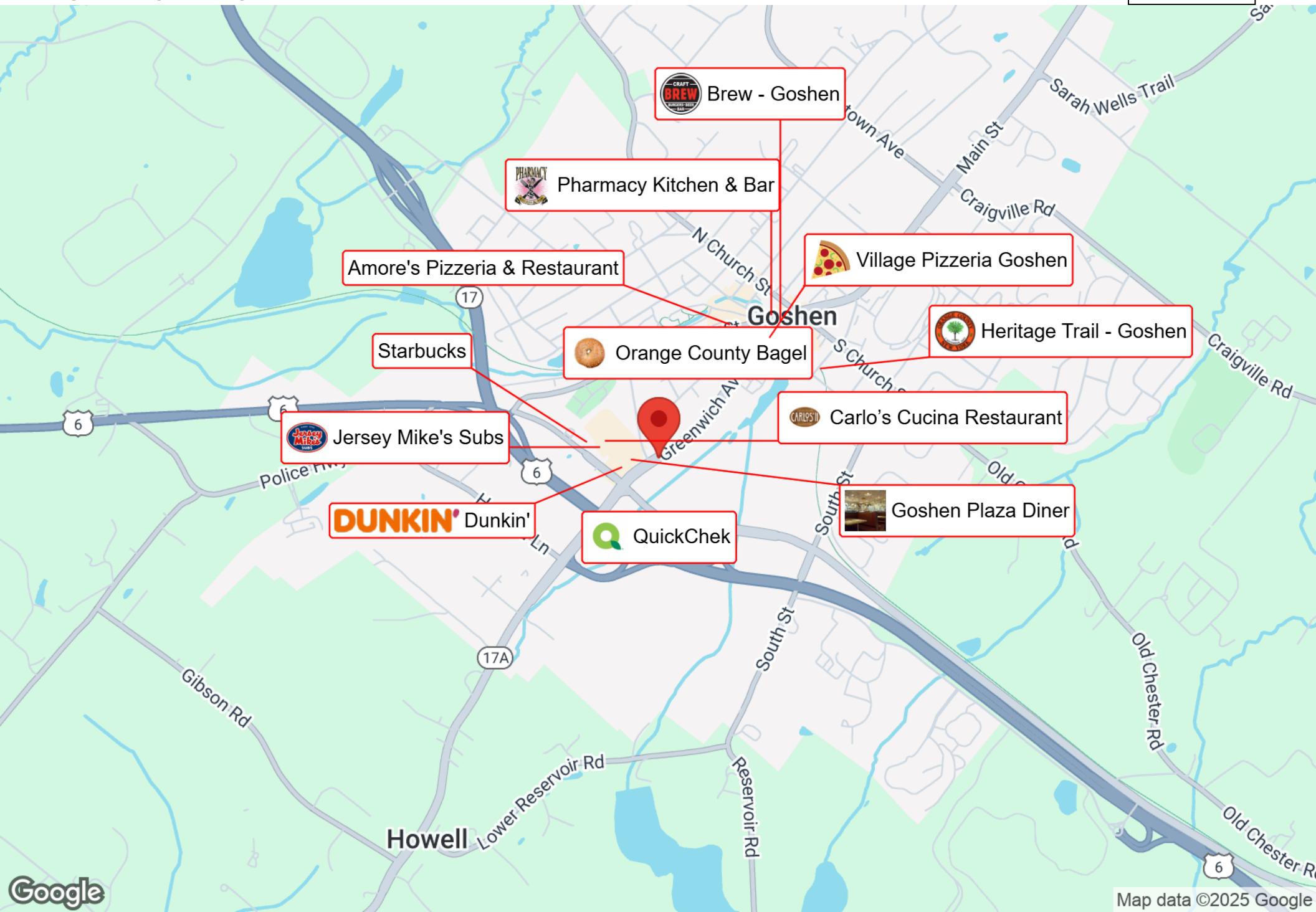
LOCATION MAPS

GREENWICH AVENUE



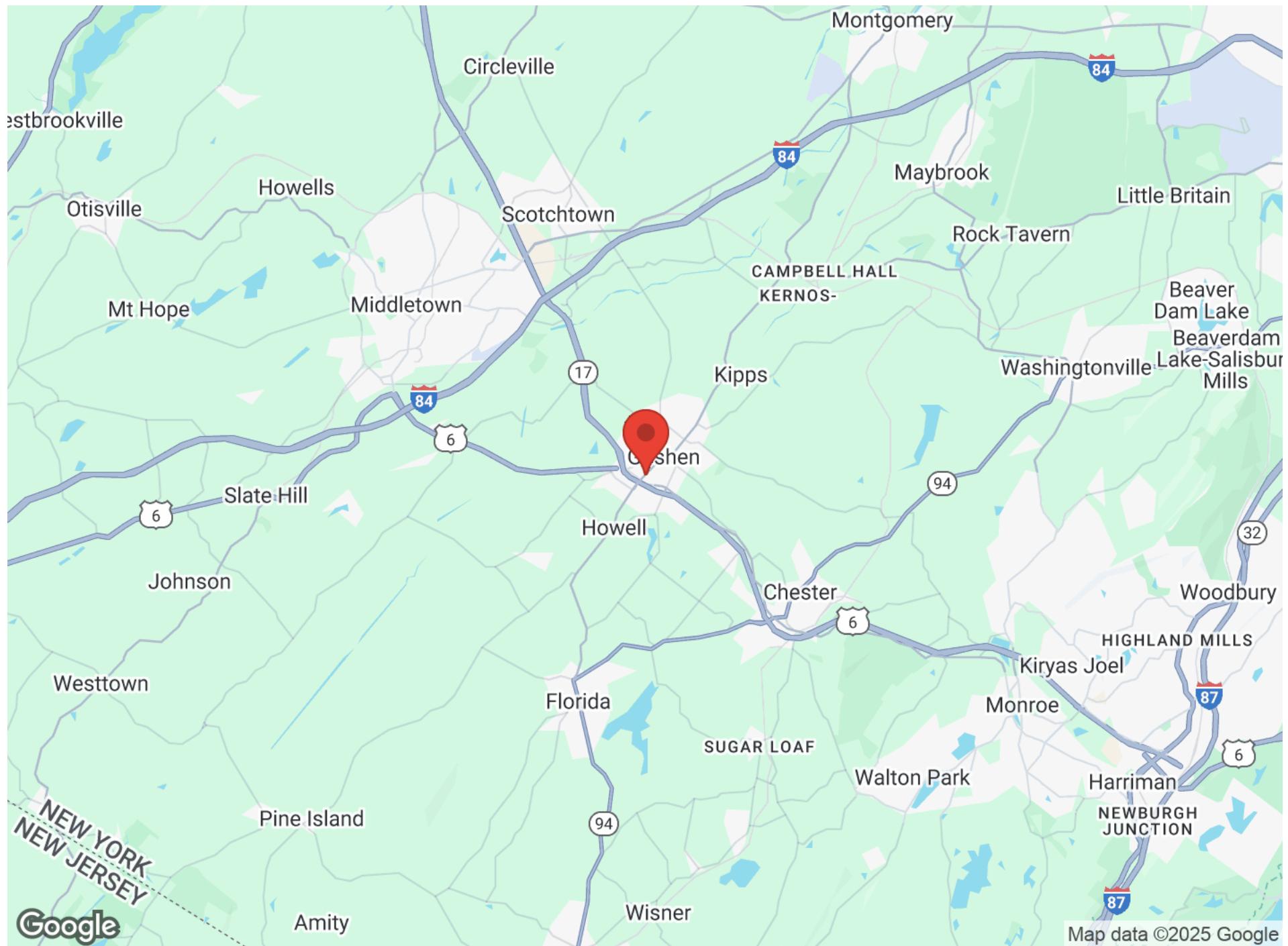
BUSINESS MAP

GREENWICH AVENUE



REGIONAL MAP

GREENWICH AVENUE



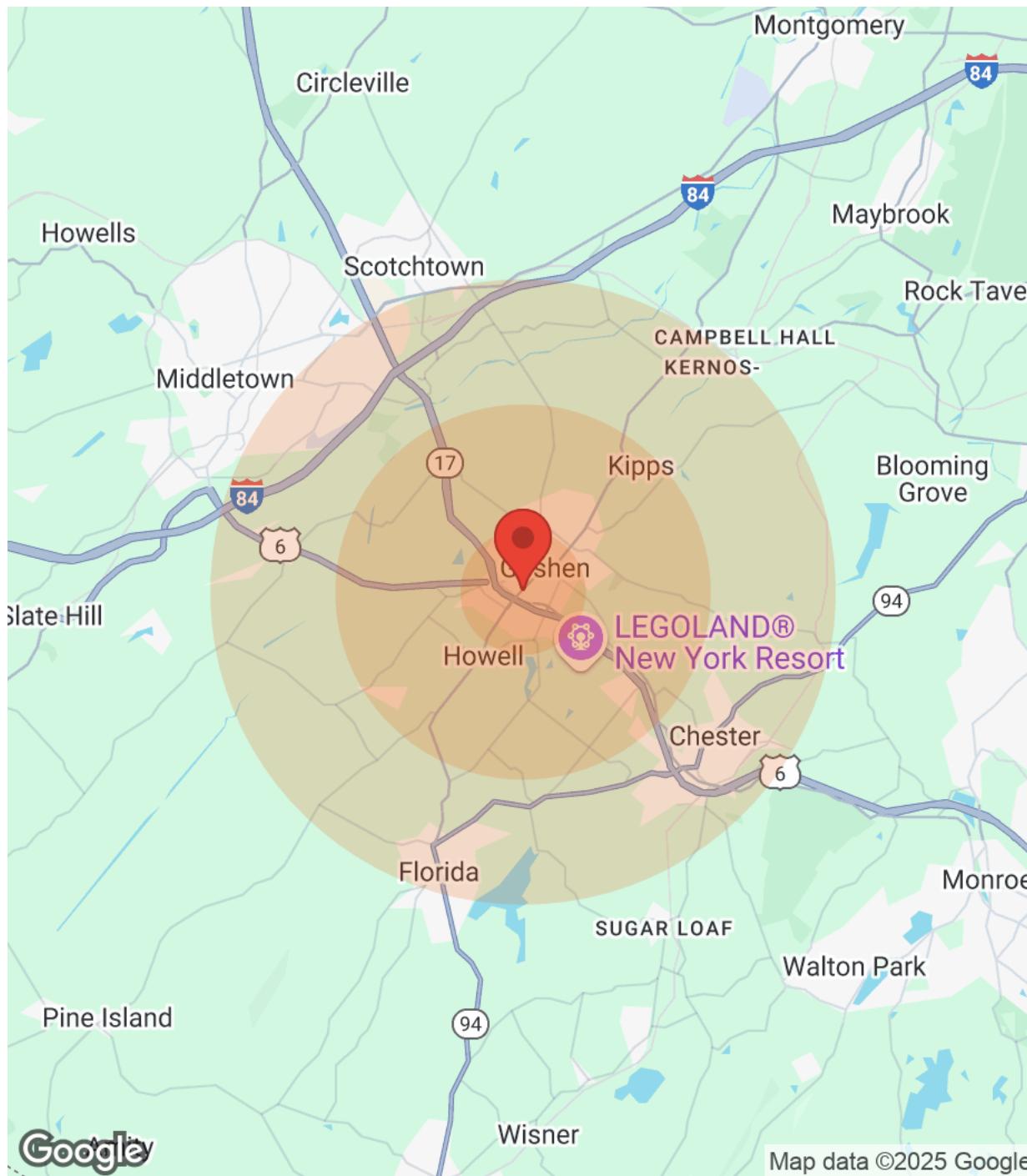
AERIAL MAP

GREENWICH AVENUE



DEMOCRAPHICS

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.

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DISCLAIMER

GREENWICH AVENUE



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