

MIXED USE FOR SALE

GOSHEN FLEX BUILDING

1771 NEW YORK 17M, GOSHEN, NY 10924

Building Better Communities With....



FOR SALE

RAND COMMERCIAL
300 Canal Street
Goshen, NY 10924

Building Better Communities With....



PRESENTED BY:

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PROPERTY SUMMARY

1771 Route 17M
1771 New York 17M | Goshen, NY 10924



Property Summary

Price:	\$2,400,000
Building SF:	7,630
Occupancy:	100
Available SF:	Delivered Vacant
Lot Size:	2.5 Acres
Frontage:	Interstate 86/ Route 17 and 17M
Signage:	Monument, Building
Parking:	Parking Lot
Year Built:	2021
Traffic Count:	73788
Zoning:	CO
Residential Unit	2005sf
Land Use	Shopping Center

Property Overview

Incredible opportunity for an end user to live and work in a brand new flex building with exposure to over 73k cars per day. Built in 2021, this turn-key multi-use center would work for many different users. Building offers Warehouse, Retail, Office, and Residential spaces along with an outdoor oasis to relax after a long day's work.

Location Overview

Goshen is a centrally located town in Orange County, NY and it is also the county seat. The population was 14,571 at the 2020 census.

This flex space is situated between Interstate 86/ Route 17 and State Route 17-M. It is 2 miles to both the Chester, NY ramp and Goshen, NY ramp for the highway -- Each of which has ramps in both directions for ultimate access to reach destinations near and far. Interstates 84 and 87 are also nearby opening up maximum coverage potential around the area.

High impact neighbors are Legoland, The Castle, Royal Wine, Dana Distributors, and nearby Woodbury Commons Outlets and Resorts World Casino.

PROPERTY PHOTOS

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FLOOR PLANS

1771 Route 17M
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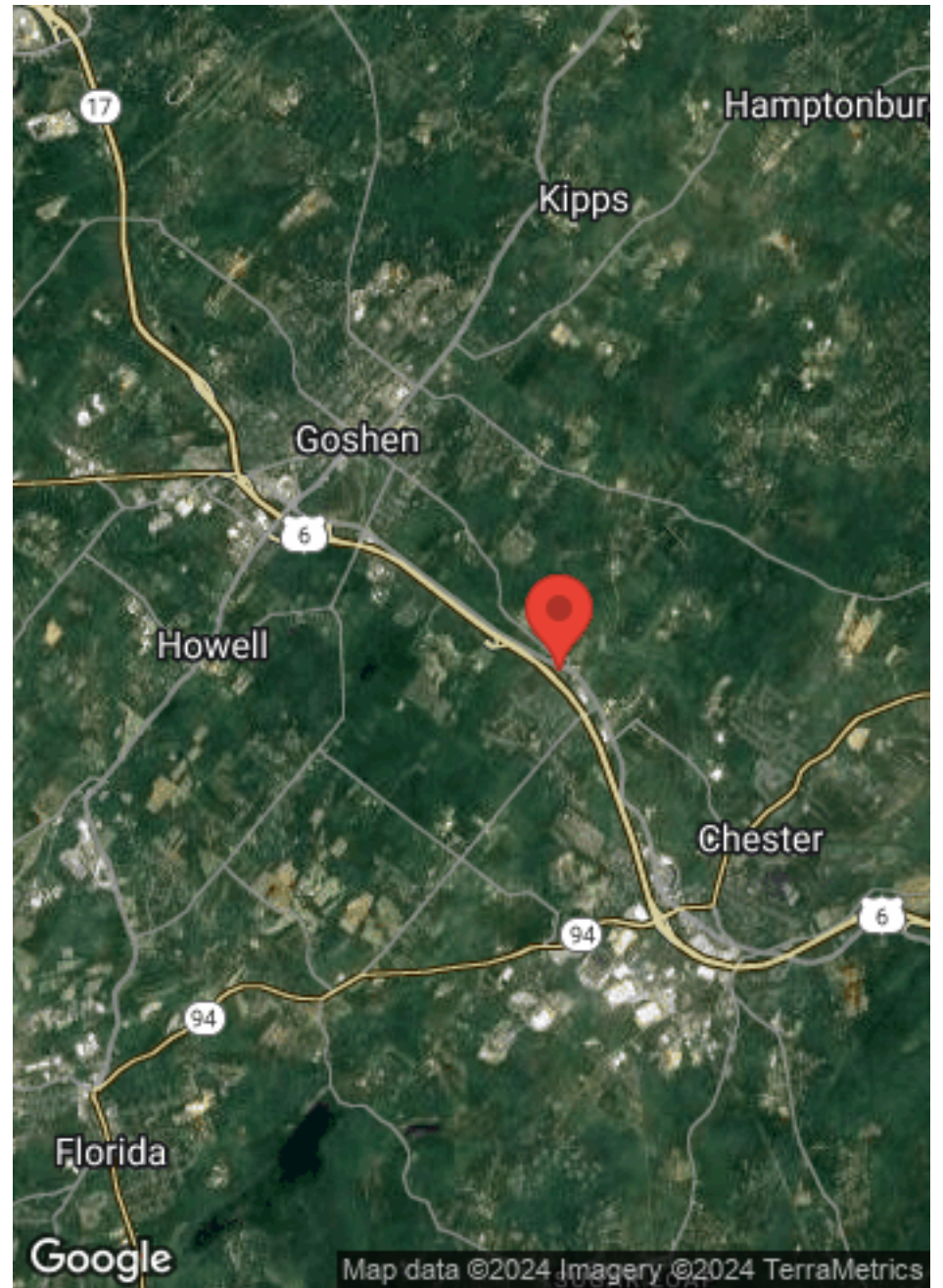
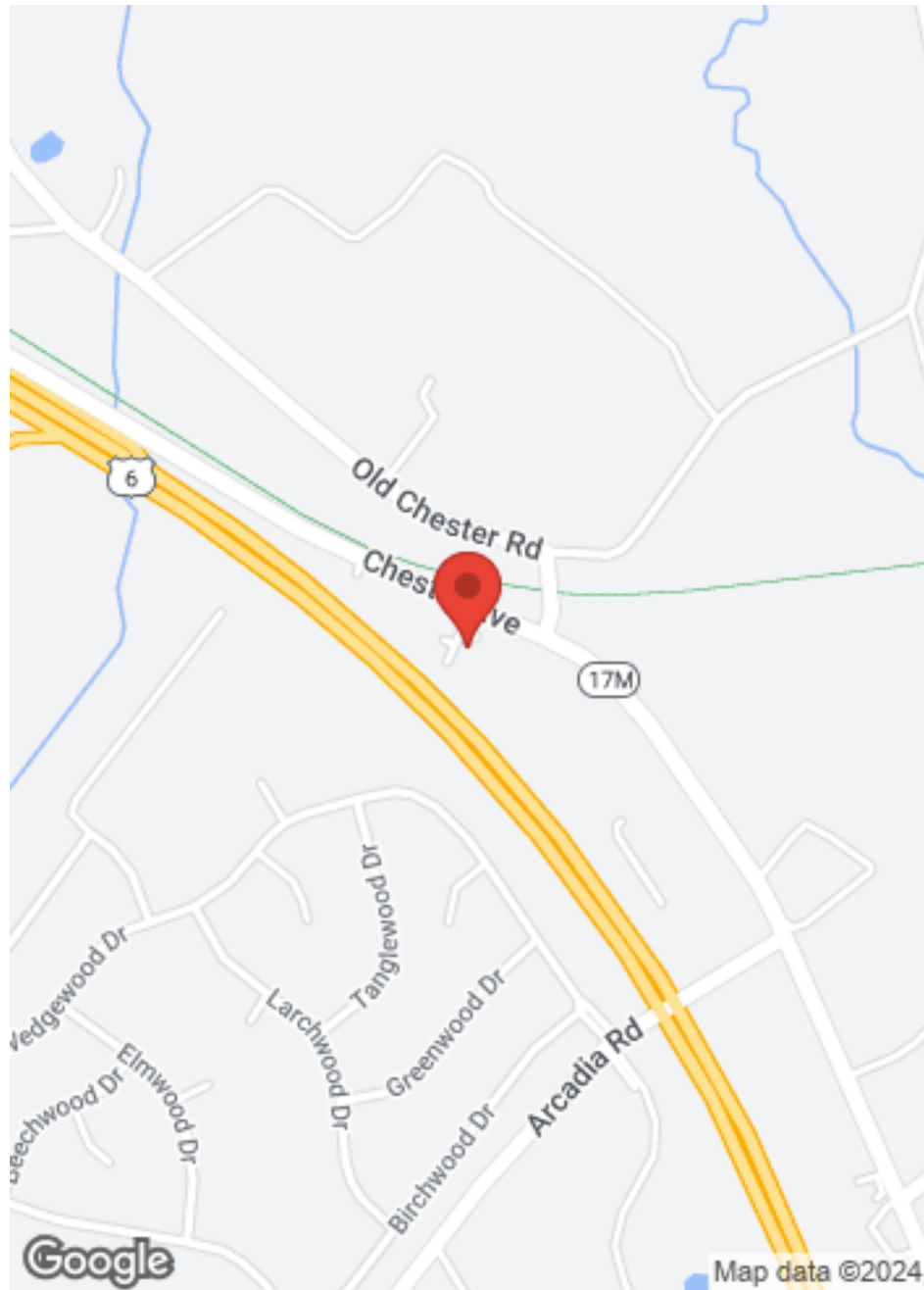
Show Floor



Main Floor

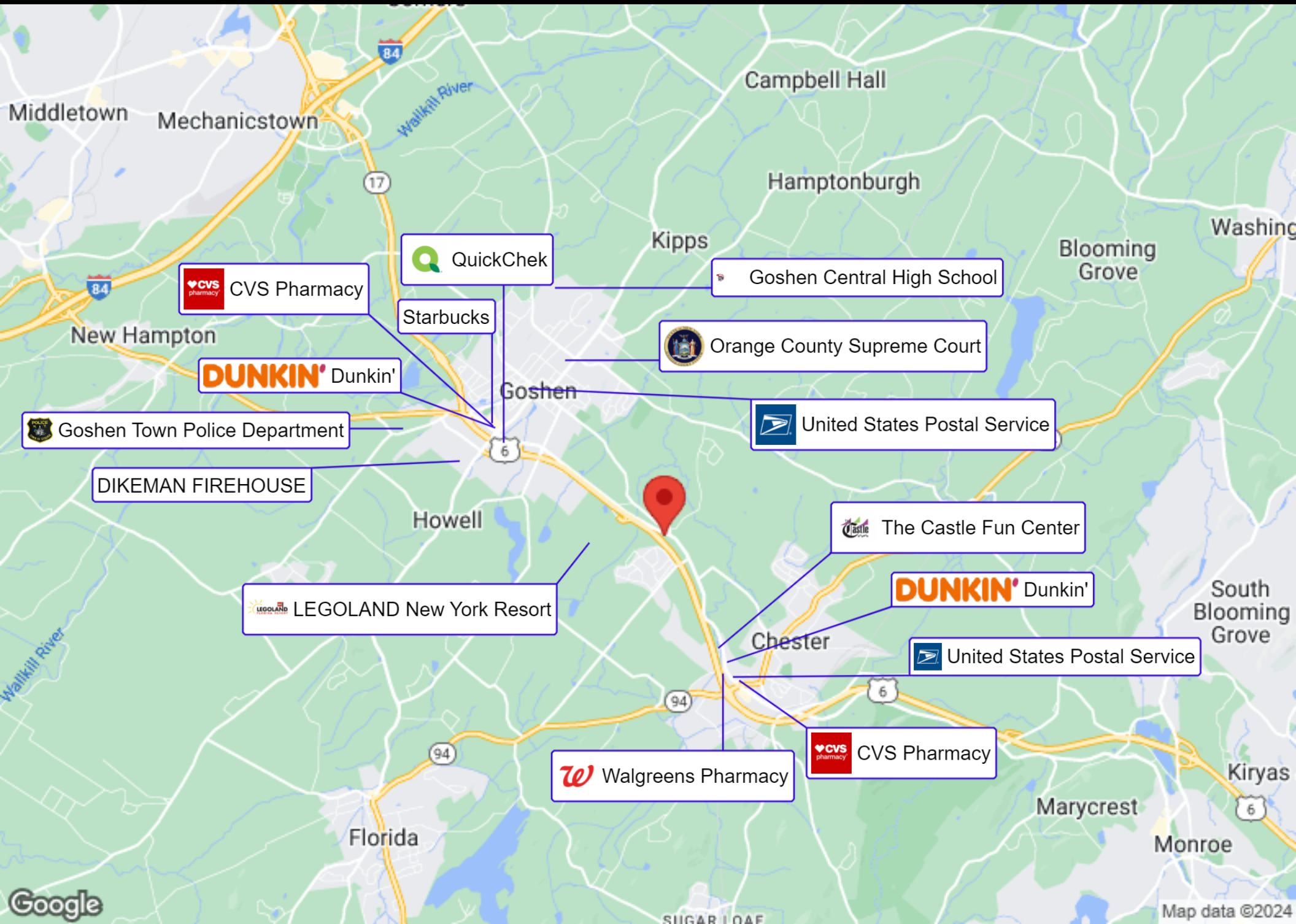
LOCATION MAPS

1771 Route 17M
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BUSINESS MAP

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ZONING MAP

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This is the official Zoning Map of the Town of Goshen, last amended on February 2009. Signed copies are on file at the Orange County Department of Planning and the municipal clerk's office.

Zoning Map Last Amended: February 2009

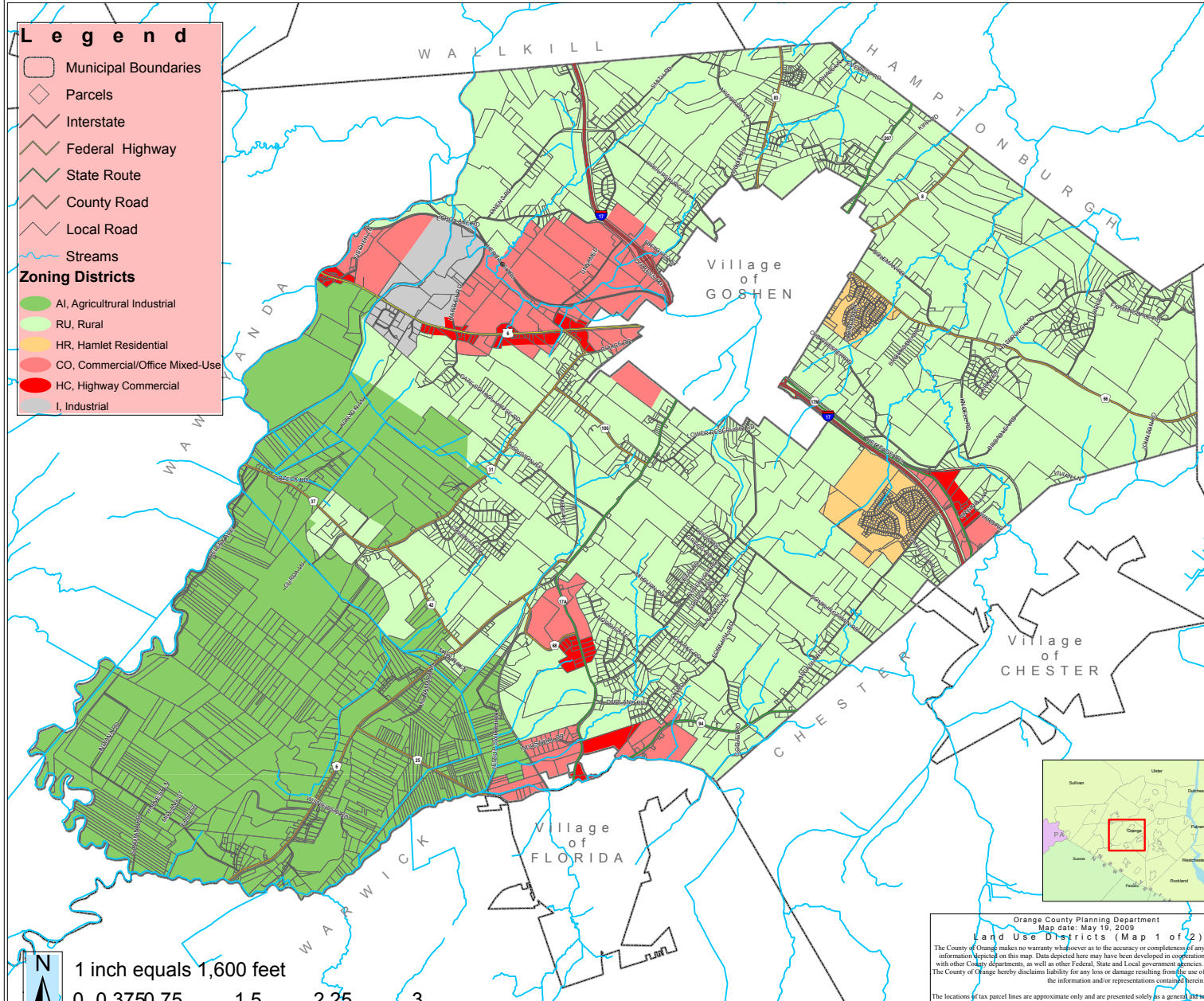


Legend

- Municipal Boundaries
- Parcels
- Interstate
- Federal Highway
- State Route
- County Road
- Local Road
- Streams

Zoning Districts

- AI, Agricultural Industrial
- RU, Rural
- HR, Hamlet Residential
- CO, Commercial/Office Mixed-Use
- HC, Highway Commercial
- I, Industrial



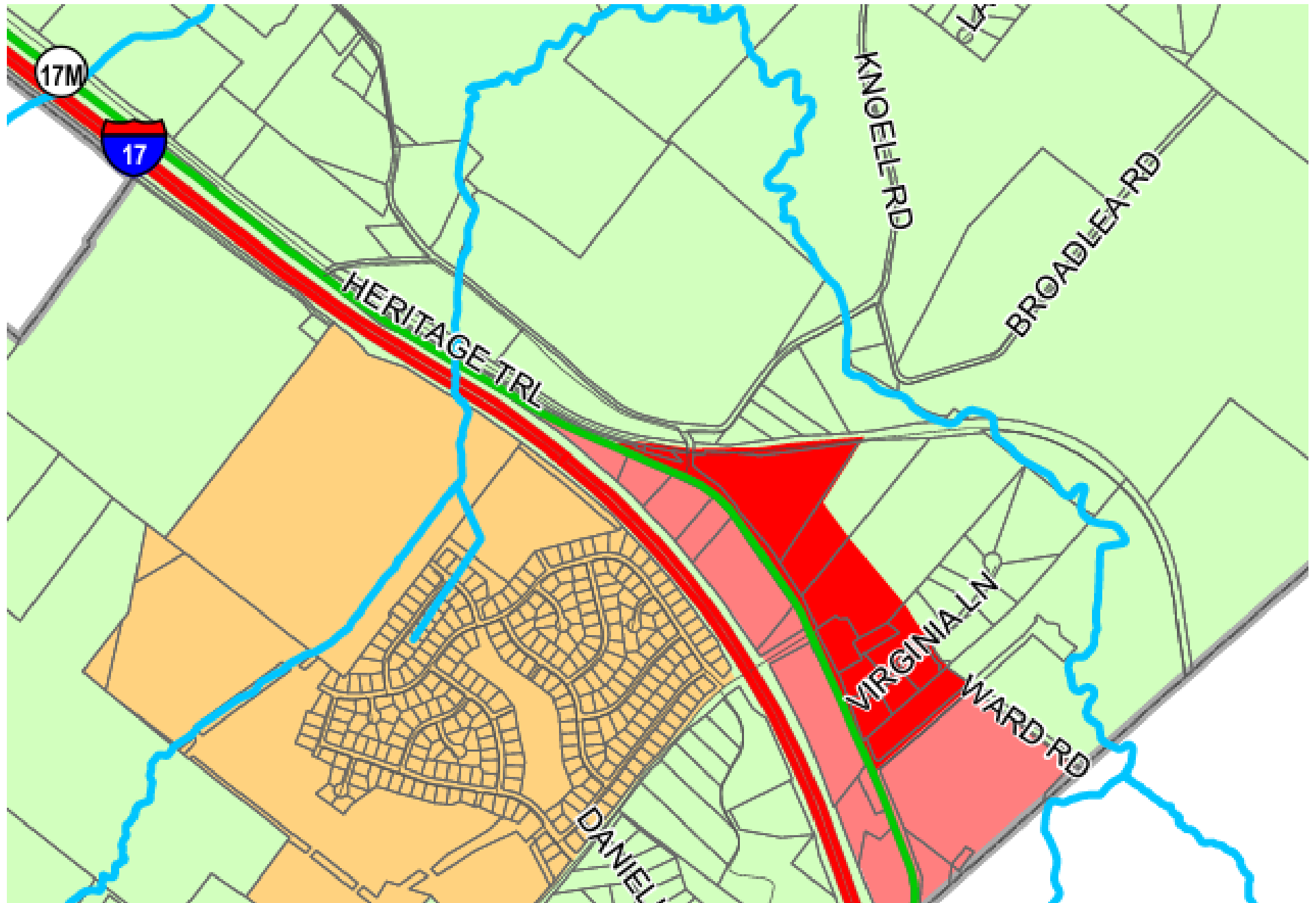
1 inch equals 1,600 feet
0 0.375 0.75 1.5 2.25 3



Orange County Planning Department
Map date: May 15, 2009
Land Use Districts (Map 1 of 2)
The County of Orange makes no warranty whatsoever as to the accuracy or completeness of any information depicted on this map. Data depicted here may have been developed in cooperation with other County departments, as well as other Federal, State and Local government agencies. The County of Orange hereby disclaims liability for any loss or damage resulting from the use of the information and/or representations contained herein.
The locations of tax parcel lines are approximate only and are presented solely as a general guide.

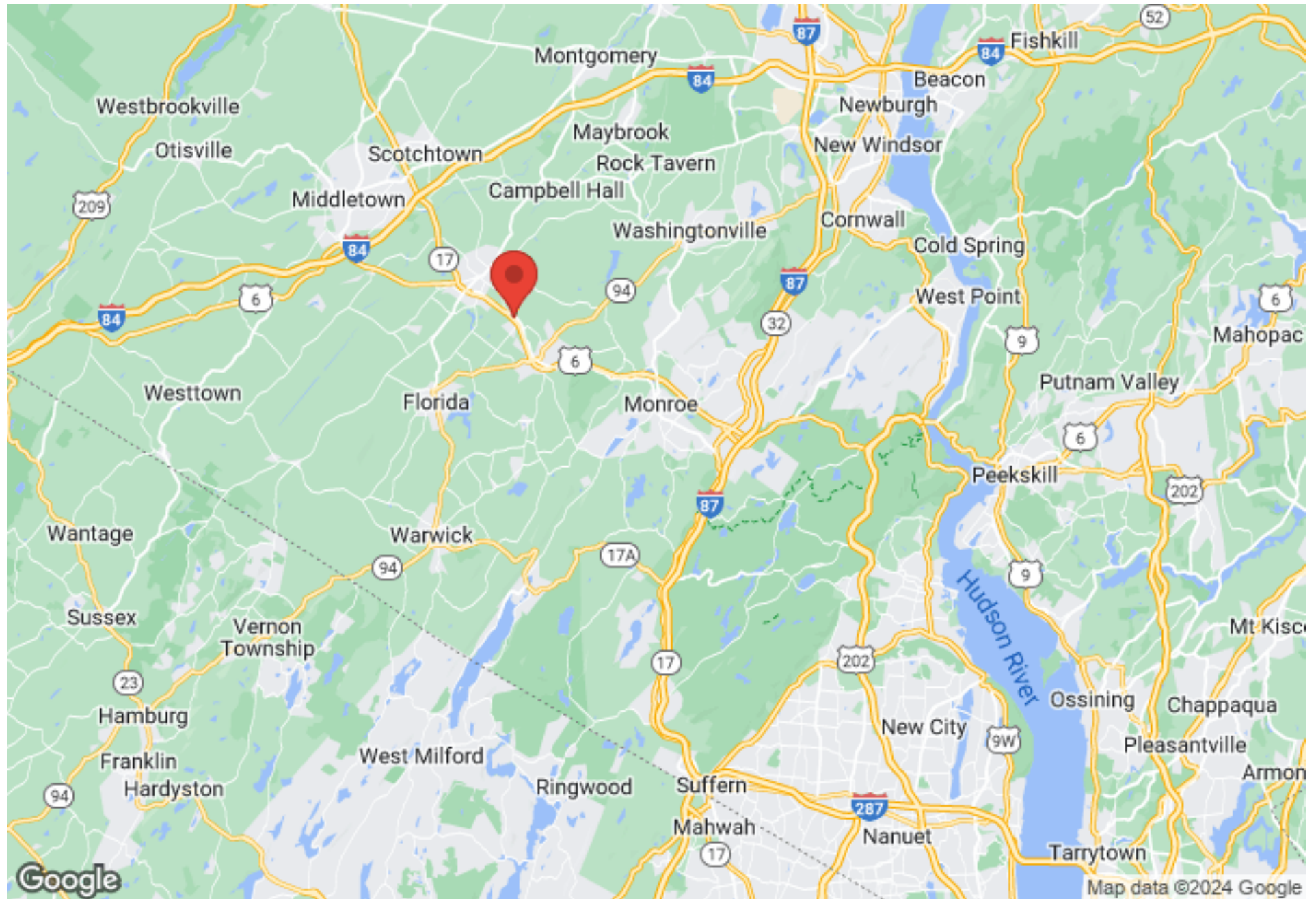
ZONING ZOOM

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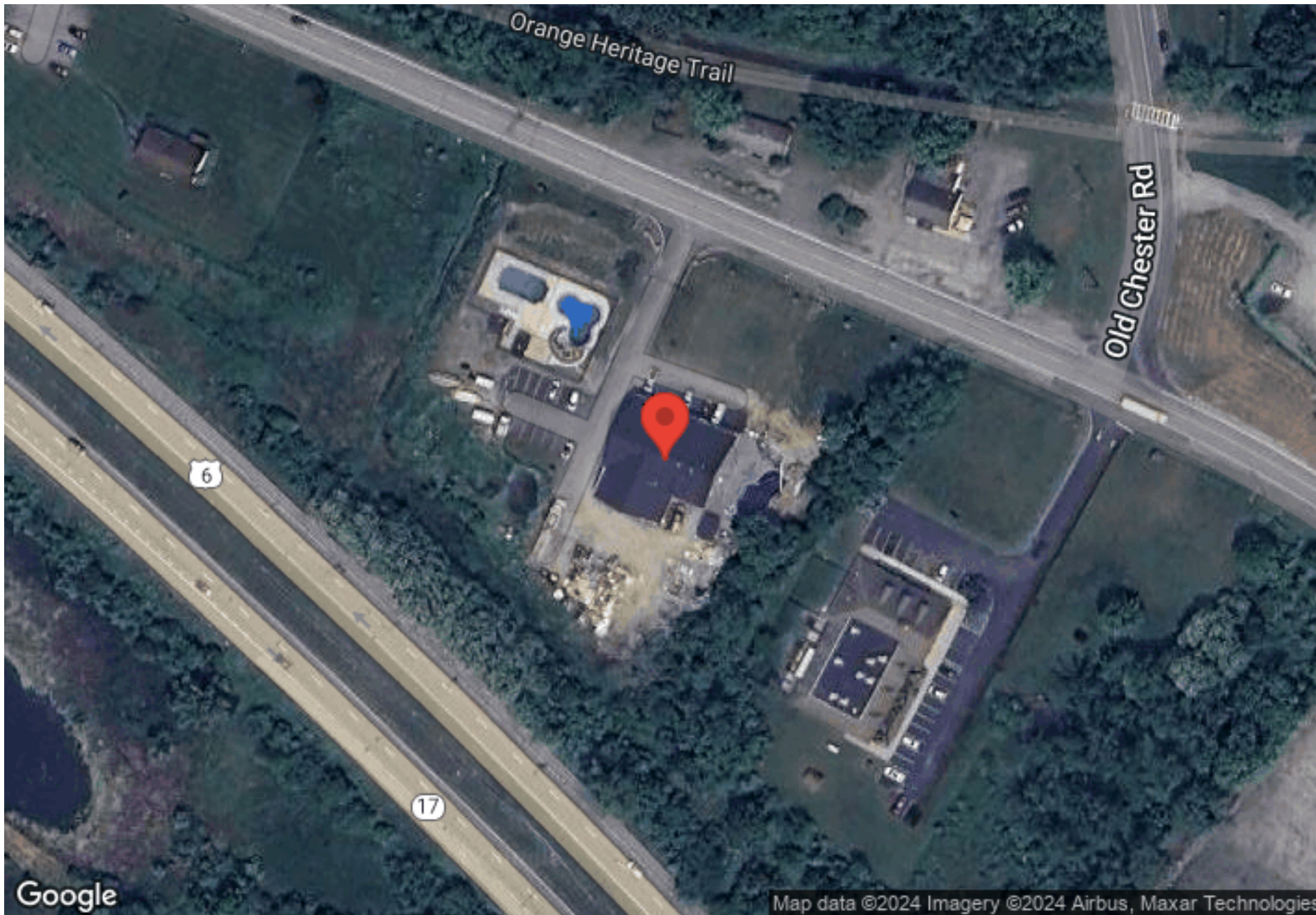
REGIONAL MAP

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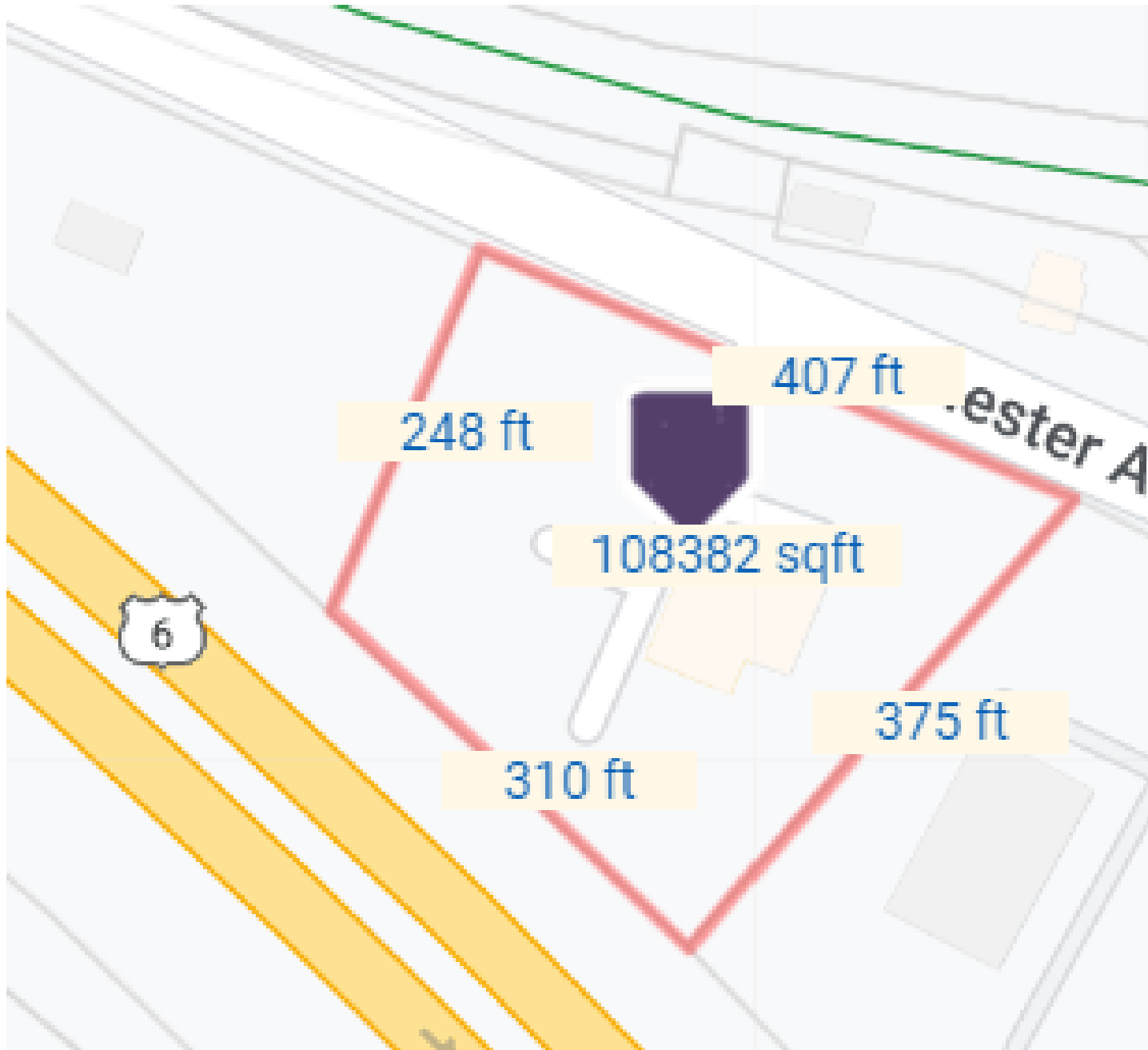
AERIAL MAP

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LOT LINES

1771 Route 17M
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USE TABLE

1771 Route 17M
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ZONING

97 Attachment 5

Town of Goshen

Use Table

[Adopted 6-10-2004 by L.L. No. 5-2005; amended 11-22-2004 by L.L. No. 7-2004;
2-23-2009 by L.L. No. 1-2009; 7-23-2009 by L.L. No. 4-2009]

Use Category	Land Use Districts (see § 97-13 for AI District)					Section Reference
	RU	HR	HC	CO	I	
RESIDENTIAL USES						
Single-family dwelling	P	P	S	S	--	
Two-family dwelling	P	P	S	S	--	
Multifamily dwelling (conversion)	P*	P*	--	P*	--	§ 97-12B
Multifamily dwelling (new)	P*	P*	--	P*	--	§ 97-20D
Accessory apartment	P*	P*	P*	P*	--	§ 97-12A
Upper-floor apartments in mixed-use building	--	P*	P	P*	--	
Residential care facility	S	--	--	--	--	§ 97-60
Planned adult community	S++	S++	--	--	--	§ 97-15P
BUSINESS USES**						
Adult entertainment	--	--	--	--	S	§ 97-56
Agriculture	P	P	P	P	P	§ 97-47
Composting facility	S	--	--	--	S++	§ 97-58
Craft workshop	S	S++	S++	P*	P*	
Home occupation	P+	P+	P+	P+	--	§ 97-51
Bed-and-breakfast	S	P*	P*	S	--	
Junkyard	--	--	--	--	S++	§ 97-59
Kennel	S	--	S	S	S	§ 97-57
Light industry	--	S++	S	S	P*	§ 97-50, § 97-58, § 97-15G
Lodging facility	--	--	P*	S	--	
Office	SΔ	S++	P*	P*	P*	
Public utility facility (excluding wireless communication facilities)	S++	S++	S++	S++	S++	§ 97-61
Recreational business	SΔ	S++	S	S	--	
Restaurant	SΔ	S++	P*	P*	--	
Retail business (not listed elsewhere)	SΔ	S++	P*	P*	--	
Service business (not listed elsewhere)	SΔ	S++	P*	P*	S	
Use Category	Land Use Districts					Section

USE TABLE

1771 Route 17M
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GOSHEN CODE

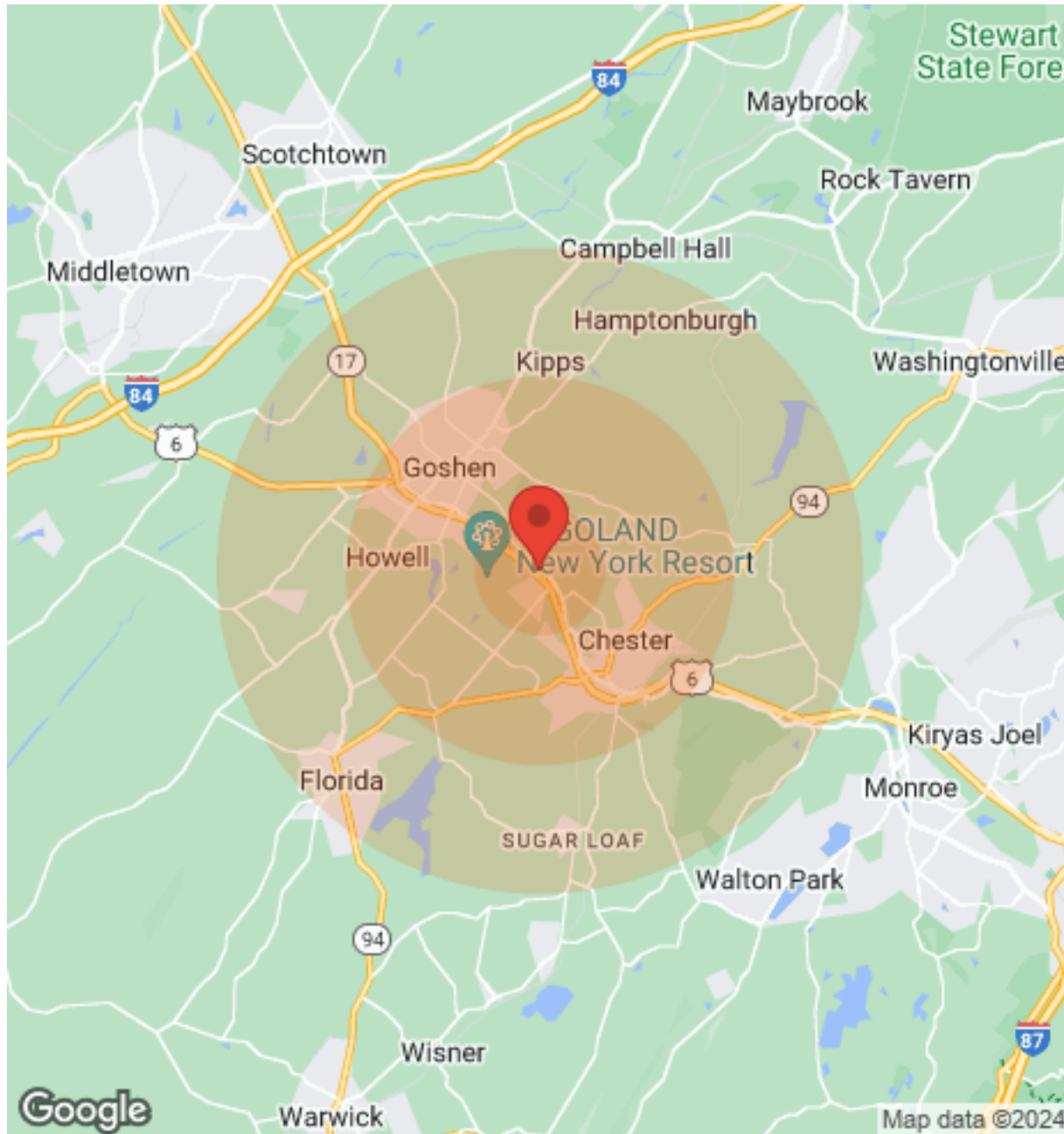
	(see § 97-13 for AI District)					Reference
	RU	HR	HC	CO	I	
Soil mining	S■++	--	--	S■++	S++	§ 97-28
Veterinary hospital	S	--	S	S	S	§ 97-57
Warehouse/Self-storage	--	--	S	P*	S	
Wholesale business	--	--	S	P*	S	
Wireless communication facility	S	--	S	S	S	§ 97-89 et seq.
COMMUNITY USES						
Cemetery	S	S	--	--	--	
Educational/Charitable/Religious	S	S	S	S	--	
Health-care facility	S	--	S	S	S	
Membership club	S	S	S	S	--	
Municipal	P	P	P	P	P	

NOTES:

- P Designates a use permitted by right. Usually requires a zoning permit or a building permit and a certificate of occupancy from the Code Enforcement Officer, but does not require review by any municipal board.
- P* Designates a use permitted by right, subject to site plan review by the Planning Board (see § 97-75 et seq.).
- S Designates a use permitted by special permit issued by the Planning Board (see § 97-70 et seq.).
- Designates a prohibited use.
- ♠ Only permitted in an open space development (§ 97-20D) or on farms [§ 97-12B(3)].
- ** Subject to limitations on building footprint in the HC, CO, I and HM Districts (see §§ 97-14A and 97-15G).
- Δ Only in connection with agricultural use, or as provided in § 97-18C.
- + Requires a special permit if more than two nonresident employees or 30% of dwelling unit floor space.
- S++ Designates a use permitted by special permit issued by the Town Board.
- ◆ Retail use shall not exceed 20% of floor area and shall include only sale of items produced on the premises and customary accessory items.
- Only within the Soil Mining Overlay District.

DEMOGRAPHICS

1771 Route 17M
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Population	1 Mile	3 Miles	5 Miles
Male	931	6,717	13,139
Female	973	6,949	13,376
Total Population	1,904	13,666	26,515

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	408	2,744	5,186
Ages 15-24	299	1,869	3,697
Ages 25-54	609	5,083	9,702
Ages 55-64	249	1,716	3,538
Ages 65+	339	2,254	4,392

Race	1 Mile	3 Miles	5 Miles
White	1,607	11,530	23,026
Black	152	741	1,422
Am In/AK Nat	N/A	6	14
Hawaiian	N/A	N/A	N/A
Hispanic	316	2,045	3,104
Multi-Racial	240	2,176	3,170

Income	1 Mile	3 Miles	5 Miles
Median	\$119,802	\$89,448	\$86,015
< \$15,000	19	347	418
\$15,000-\$24,999	17	363	624
\$25,000-\$34,999	20	205	361
\$35,000-\$49,999	9	441	855
\$50,000-\$74,999	134	934	1,483
\$75,000-\$99,999	66	876	1,511
\$100,000-\$149,999	200	1,185	2,104
\$150,000-\$199,999	82	570	1,038
> \$200,000	61	230	587

Housing	1 Mile	3 Miles	5 Miles
Total Units	680	6,013	10,489
Occupied	663	5,625	9,782
Owner Occupied	597	3,913	7,560
Renter Occupied	66	1,712	2,222
Vacant	17	388	707

PROFESSIONAL BIO

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HILARY RYAN GOLDMAN

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Hilary Ryan was born and raised in New York's beautiful Hudson Valley. She lived, worked, and studied in Europe for 15 years after attending Tulane University. Her extensive travels and spirit of adventure has taken her to many exotic locations and connected her to an array of interesting people all in the quest to build a wealth of knowledge and broad experience. Thanks to years of dedicated computer work and the curiosity of youth, Hilary is a marketing and social media wiz. She is resourceful, attentive to detail, and dedicated to her work. Animals and sports have always been an important component in her life. This unique talent stack is an asset at any stage of a deal. From meticulous research and working with community planners to the negotiating table and beyond, Hilary is a key advocate for her clients. Real estate doesn't end when the contracts are signed. She believes in building strong relationships professionally and throughout her community.

Let's build something together.

2021 Top Producer - Silver
2022 Top Producer - Gold
2023 Top Producer - Silver

2022 - NYSCAR President's Award

2021 - 2024 NYSCAR Hudson Valley Board Secretary
2024-2025 NYSCAR Statewide Board Of Govenors

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