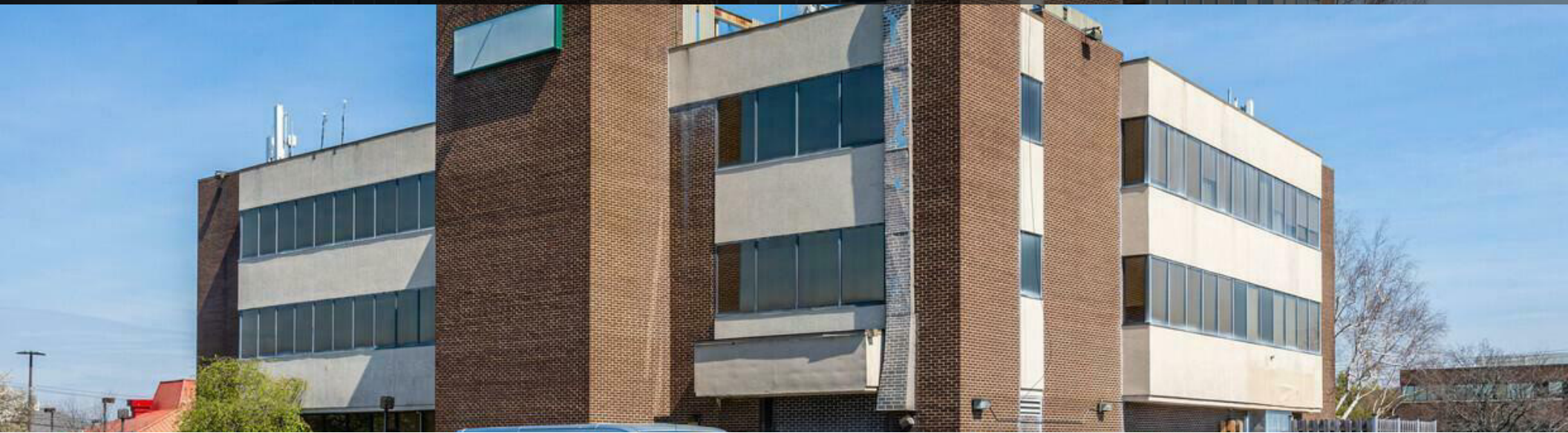


15 MATTHEWS ST

GOSHEN, NY 10924

OFFICE BUILDING FOR SALE



Property Description

Multi-Tenant Office & Flex Building | $\pm 42,210$ SF | Pro Forma 10% Cap Rate

An exceptional opportunity to acquire a substantial multi-tenant office and flex property in the heart of Goshen, New York. This impressive $\pm 42,210$ -square-foot building features a diverse mix of professional, medical, and creative tenants, along with several vacancies that present a clear path to increased revenue and long-term value growth. The property is well-suited for an investor seeking a project that offers meaningful upside and the ability to maximize returns through targeted leasing and strategic management. The building currently generates approximately \$420,000 in gross annual income, with a pro forma potential gross exceeding \$848,000 upon full lease-up providing a 10% pro forma capitalization rate based on a valuation of \$5,035,545. Flexible floor layouts and ample on-site parking as well as loading dock, make the property attractive to a wide variety of tenants, from healthcare providers to office users and creative firms. Positioned in the Village of Goshen, this asset enjoys excellent connectivity to Route 17/I-86 and the Orange County Government Center, placing it at the heart of one of the Hudson Valley's most active commercial corridors. The surrounding area continues to grow as professionals and residents are drawn to its accessibility, local charm, and expanding business base. Within walking distance of restaurants, shops, and civic buildings, the location supports strong tenant retention and steady leasing demand.

15 Matthews Street represents an outstanding investment in a growing market-offering scale, income diversity, and clear upside potential for an investor ready to enhance performance and capitalize on Goshen's ongoing growth.

Offering Summary

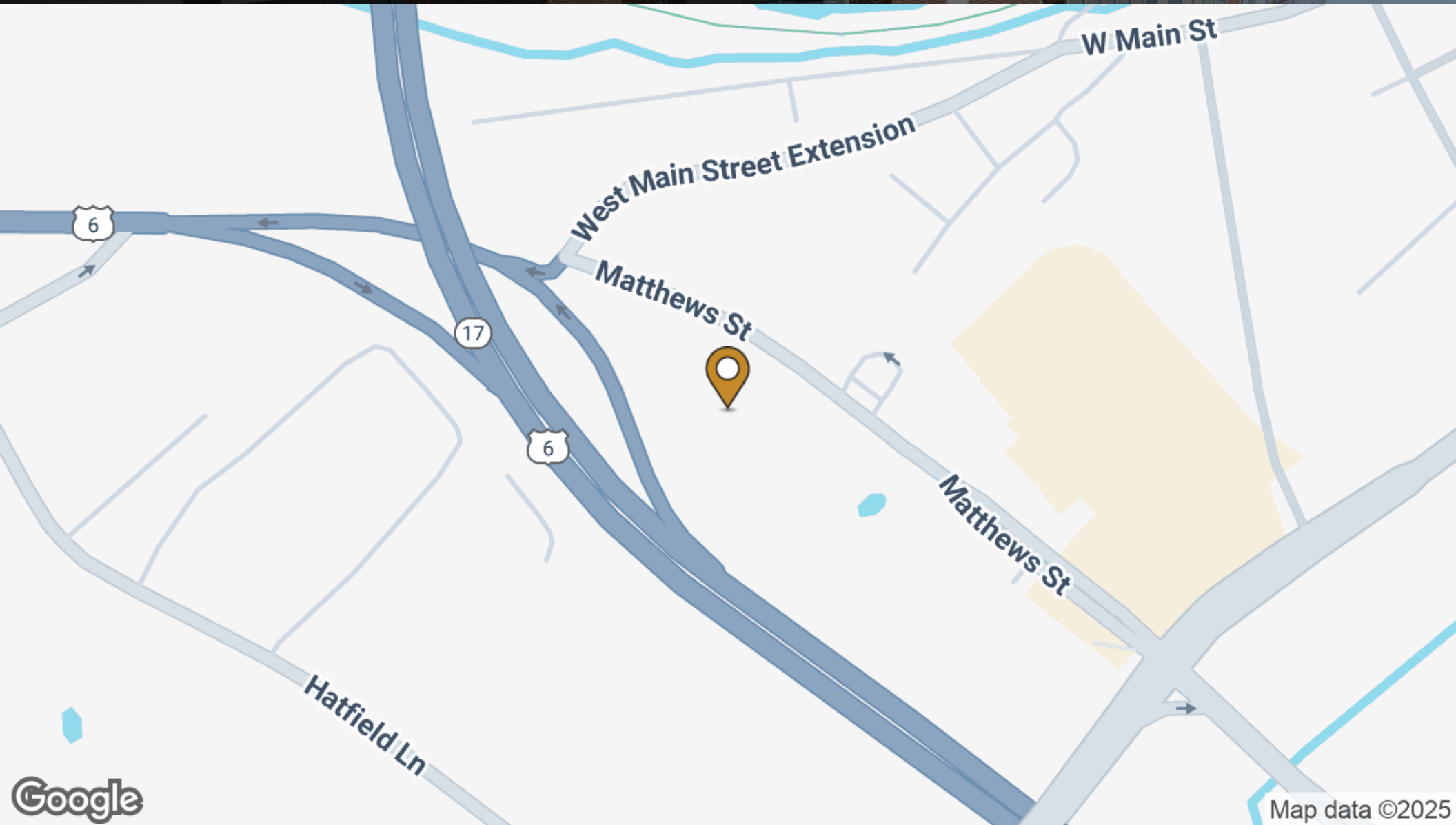
Sale Price:	\$4,000,000
Lot Size:	105,544 SF
Building Size:	42,210 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	185	519	1,452
Total Population	428	1,208	3,567
Average HH Income	\$128,920	\$123,847	\$124,619

15 MATTHEWS ST

GOSHEN, NY 10924

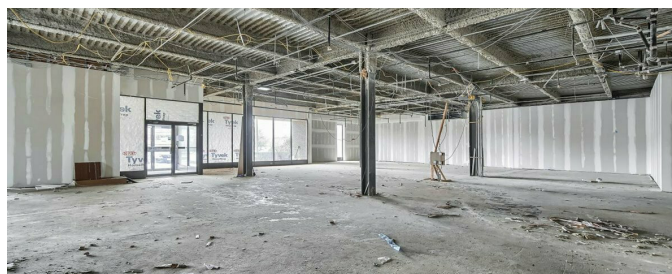
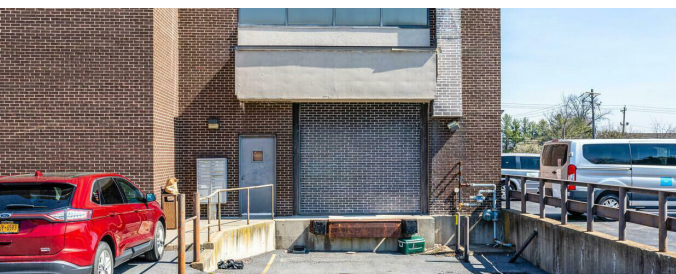
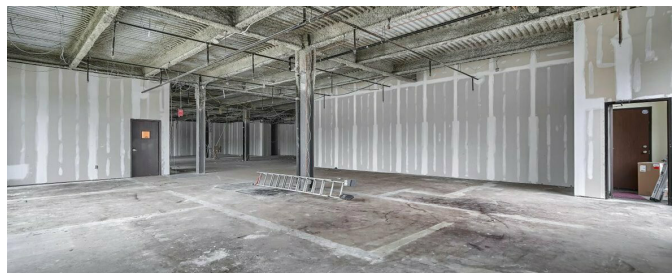
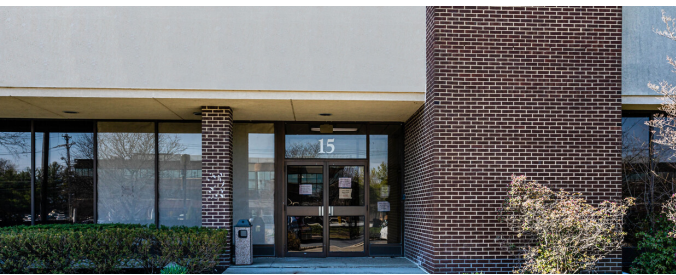
OFFICE BUILDING FOR SALE



15 MATTHEWS ST

GOSHEN, NY 10924

OFFICE BUILDING FOR SALE



Jason Horowitz Broker of Record 845.323.9177 Jason@TriforceCRE.com

triforcecre.com



15 MATTHEWS ST

GOSHEN, NY 10924

OFFICE BUILDING FOR SALE

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	428	1,208	3,567
Average Age	43	45	44
Average Age (Male)	41	42	42
Average Age (Female)	45	47	46

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	185	519	1,452
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$128,920	\$123,847	\$124,619
Average House Value	\$535,074	\$499,352	\$455,906

Demographics data derived from AlphaMap

