

# INVESTMENT PROPERTY FOR SALE

±12,000 Sq. Ft.

The Flat Iron Building of Goshen, NY

25 Main Street,  
Village of  
Goshen,  
Orange County,  
New York



FOR ADDITIONAL  
INFORMATION,  
CONTACT

**James Martin**

Senior Vice President

Exclusive Broker



110 Crystal Run Road,  
Suite 106  
Middletown, NY 10941

Phone: (845) 928-6500 Ext. 1  
Cell: (845) 781-6302

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[martinj@mcbridecorp.com](mailto:martinj@mcbridecorp.com)

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[www.mcbridecorp.com](http://www.mcbridecorp.com)

Note: Information herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

## PROPERTY HIGHLIGHTS

- ±12,000 sq. ft., 3-story, brick facade office building situated on a 0.30-acre lot
- Historically low vacancy rates
- Owner occupied; 24-hour access; High ceilings; Signage; Credit worthy tenant roster; Corner location with excellent visibility

## LOCATION

- Centrally located in the Village of Goshen, in the heart of the Orange County Hudson Valley region
- Immediate access to State Rt. 17/Future I-86



**INVESTMENT PROPERTY FOR SALE**

**±12,000 SQ. FT.  
THE FLAT IRON BUILDING OF GOSHEN**



**25 MAIN STREET, GOSHEN, NY**

- ADDRESS:** 25 Main Street, Village of Goshen, Orange County, New York.
- LOCATION:** •Northeast corner of Main Street and Webster Avenue in the Village of Goshen, NY  
•1/4 mile south of the Orange County Government Center
- BUILDING SIZE:** ±12,000 SF, three-story, multi-tenanted, brick façade office building situated on a ±0.30-acre lot.
- DESCRIPTION:** The building is triangular in shape with excellent visibility at the corner of Main Street and Webster Avenue. Webster Avenue permits vehicular traffic but there is a dead-end where Webster Ave. meets Main Street adjacent to the site. There is a brick paved pedestrian plaza at the intersection with no vehicular access allowed between the two streets.
- YEAR BUILT:** Built in 1989
- RENOVATIONS:** •New roofing system to be installed •Skylights  
•Three (3) new HVAC roof units •Roof drainage system
- BUILDING CLASS:** Class B
- OCCUPANCY:** 91.7%
- AVAILABLE:** ±1,215 sq. ft. office space (see floor plan). Corner space, drop ceiling, emergency lighting, fully carpeted, high ceilings, private restroom, smoke detector.

25 Main Street  
Goshen, NY  
Page 2 of 9



**PARKING:** All parking spots to be shared with 55 Main Street. The three parking areas have permanent easements:

- 25 Main Street – 8 lot spots
- 55 Main Street – 8 lot spots
- Webster Avenue – 23 lot spots

**ELECTRICITY & GAS:** Most office suites are directly metered for electricity and gas.

**ELEVATOR:** One passenger elevator with 2,500 lb. capacity servicing all three floors. The elevator is located on the first floor of the building with the main entrance facing Main Street.

**WINDOWS:** Double-glazed windows in aluminum frame. First floor windows are fixed in place; upper floor windows are double hung.

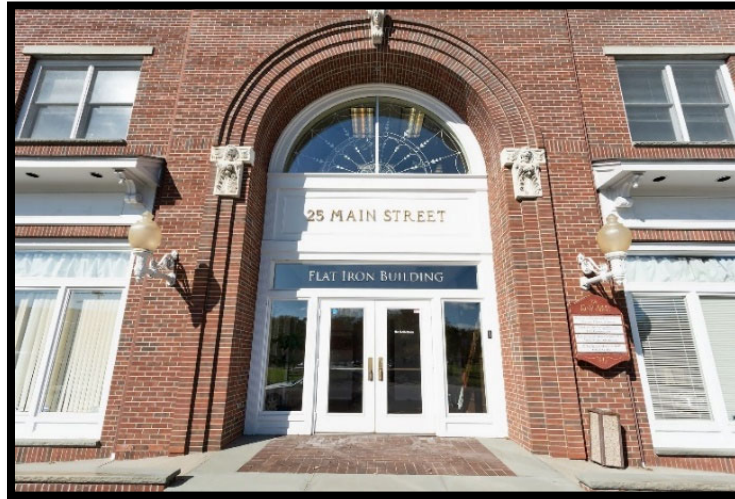
**SPRINKLERS:** Wet sprinkler system.

**RESTROOMS:** Each suite has access to at least one restroom.

**BUILDING AMENITIES:**

•24-hour access	•Signage	•Good quality construction
•Owner occupied	•Bus line	•Excellent condition
•Natural light	•High ceilings	•Historically low vacancy rates
•Credit worthy tenant roster		
•Corner location with excellent visibility		

25 Main Street  
Goshen, NY  
Page 3 of 9



**ZONING:** CS – Central Shopping District.  
**NOI:** \$164,918  
**CAP RATE:** 6%  
**SALE PRICE:** \$2,750,000 (±\$229 psf)  
**LEASE RATE:** Lease rate for office space: ±\$23.70 psf, modified gross. Term is negotiable.

**For further information or to arrange a tour, please contact:**

**James Martin, Senior Vice President**  
[martinj@mcbriecorp.com](mailto:martinj@mcbriecorp.com)

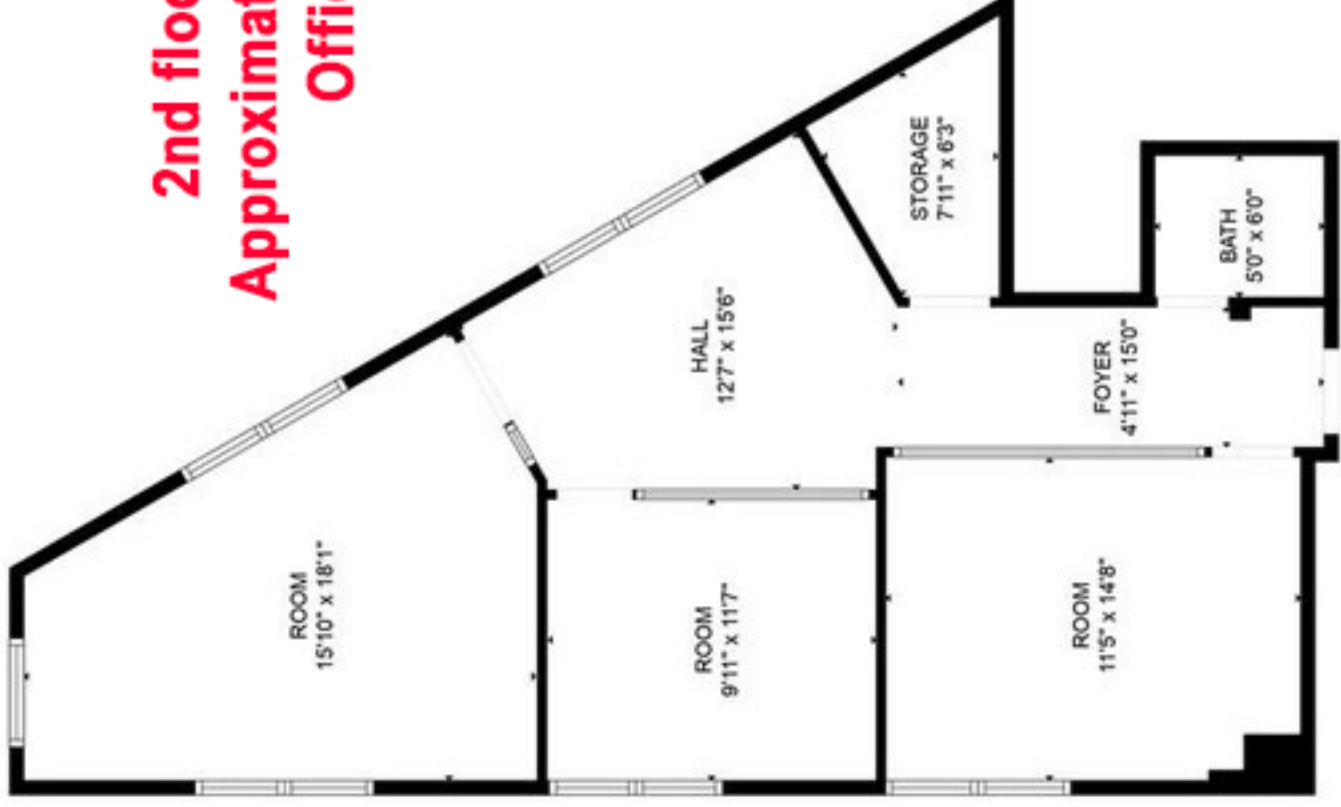
**EXCLUSIVE BROKER**

**McBride Corporate Real Estate, Inc.**  
**110 Crystal Run Road, Suite 106, Middletown, NY 10941**  
**Cell: 845-781-6302 Office: 845-928-6500 ext. 1**  
**E-mail: [nyinfo@mcbriecorp.com](mailto:nyinfo@mcbriecorp.com) On the Web: [McBrideCorpRE.com](http://McBrideCorpRE.com)**

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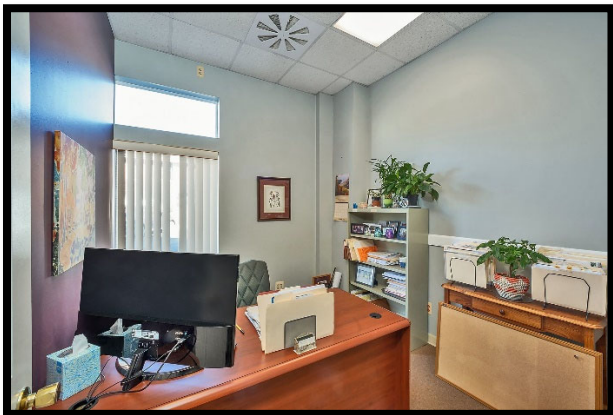
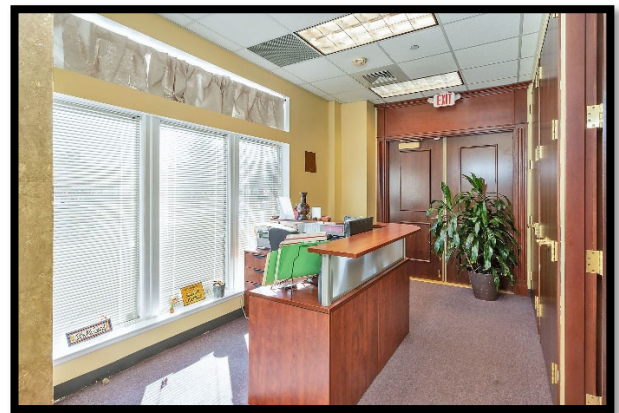
Public/FACT SHEETS/ORANGE/0-ALL OC EXCL/25 Main St Goshen\_Flat Iron Bldg/Fact Sheet\_25 Main St Goshen.docx JM/DL 9/13/2024

**2nd floor - Suite 2-1**  
**Approximately 1,215 sq. ft.**  
**Office Space**

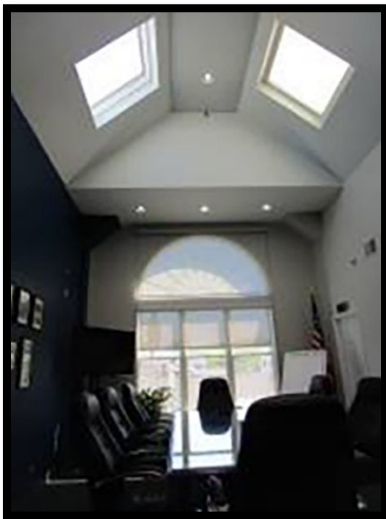
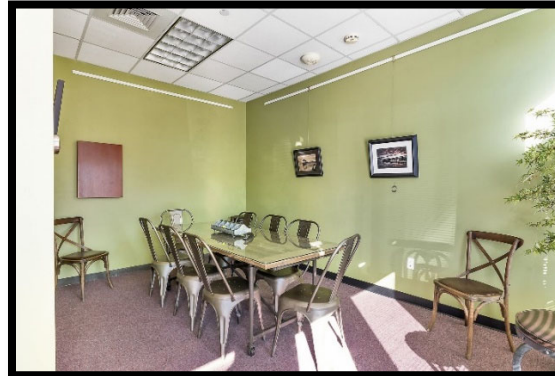


**25 Main St.**  
**Goshen, NY**

25 Main Street  
Goshen, NY  
Page 4 of 9

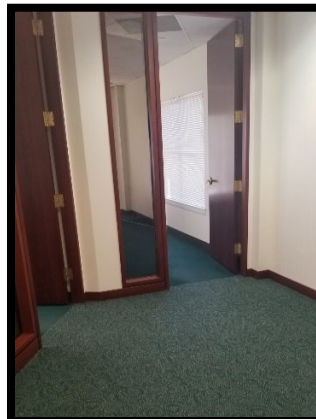
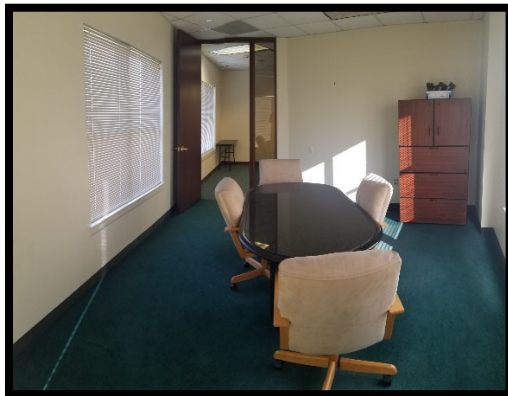
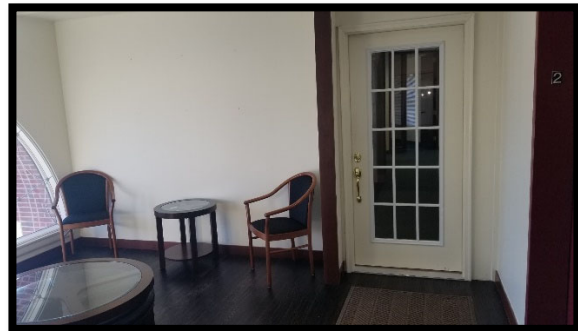


25 Main Street  
Goshen, NY  
Page 5 of 9



25 Main Street  
Goshen, NY  
Page 6 of 9

**SUITE 2-1**



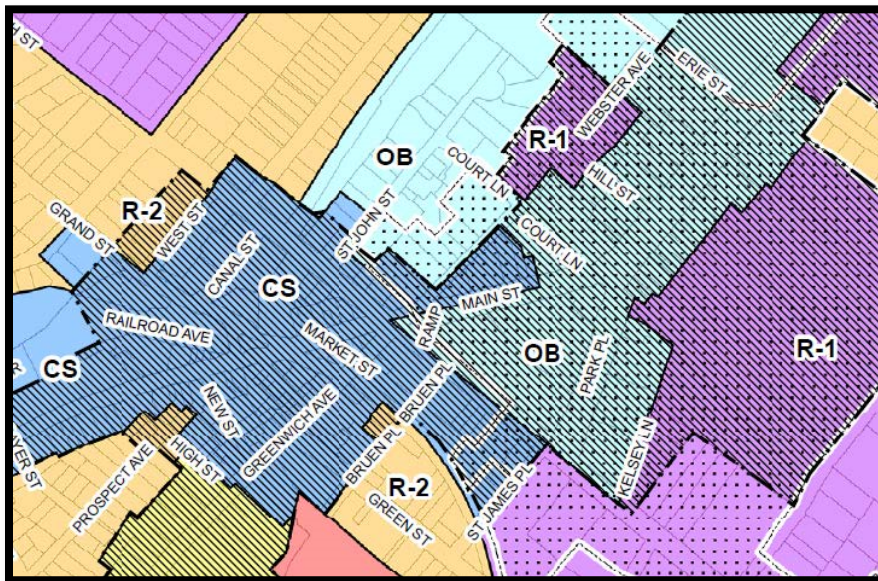
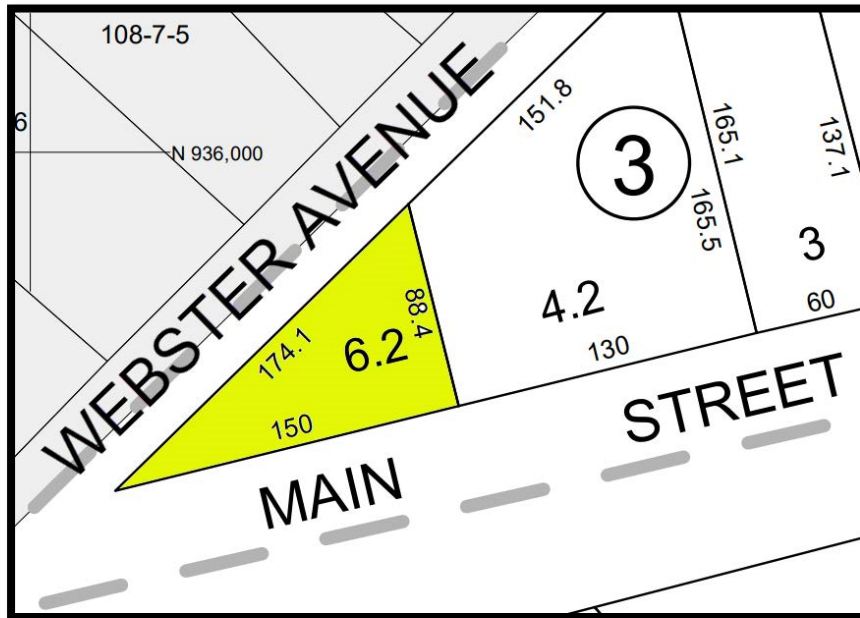


25 Main Street  
Goshen, NY  
Page 8 of 9

**Shared Parking**



25 Main Street  
 Goshen, NY  
 Page 9 of 9



**CS (Central Shopping) Zoning District**

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SURVEY OF PROPERTY  
FOR

# GOSHEN CORP.

VILLAGE OF GOSHEN  
ORANGE COUNTY, N.Y.  
AREA = 0.1522 ACS.

JULY 26, 1988

REFERENCE: BEING LOT No. 1 ON MAP ENTITLED "SUBDIVISION OF PROPERTY  
FOR GOSHEN CORPORATION"

CERTIFIED TO: GOSHEN CORP., MIDDLETOWN SAVINGS BANK,  
ITS SUCCESSORS AND/OR ASSIGNS AND CHICAGO TITLE  
INSURANCE COMPANY, TO BE CORRECT AND ACCURATE.

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED  
SEAL OF THE LAND SURVEYOR SHALL NOT BE  
VALID. GUARANTEES OF CERTIFICATIONS ARE NOT  
TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR  
SUBSEQUENT OWNERS.



## AVENUE

## WEBSTER

3 STORY  
BRICK BUILDING

LOT # 1

MACADAM  
PARKING LOT

LOT # 2

500° 27' 40" W

88.41

100'S CLEAR

PLANTER

RAMP

RAMP

RAMP

RAMP

RAMP

EDGE STEPS ALONG PROPERTY LINE

SLATE / BRICK SIDEWALK

(CONCRETE) SIDEWALK

PARKING METERS

CONC. SIDEWALK

CURB LINE

## MAIN STREET

LIC. 49087

JAMES A. DILLIN, PLS.  
PROFESSIONAL LAND SURVEYOR  
GOSHEN, N.Y.

UNAUTHORIZED ALTERATION OF  
THIS DOCUMENT, IN ANY WAY,  
CONSTITUTES A VIOLATION OF  
THE NEW YORK STATE  
EDUCATION LAW, § 7209 (2)

RECERTIFICATION and  
FINAL LOC. 8/8/95

### OR 88-16

