

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



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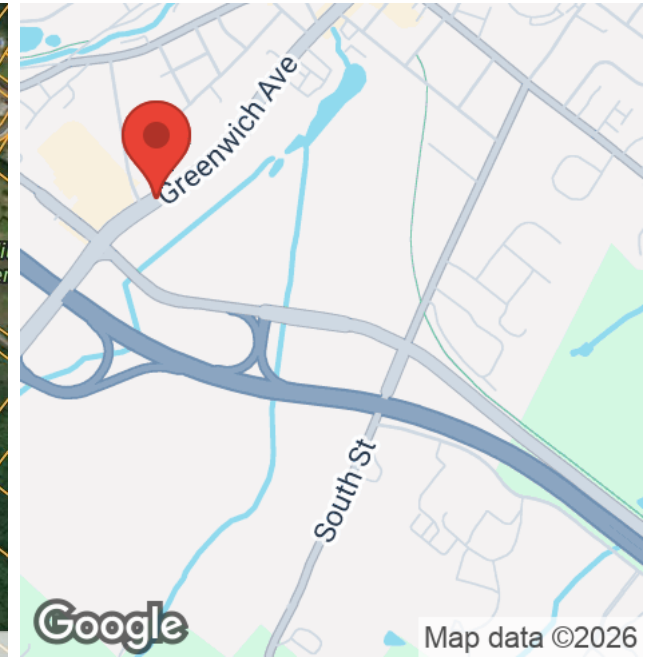
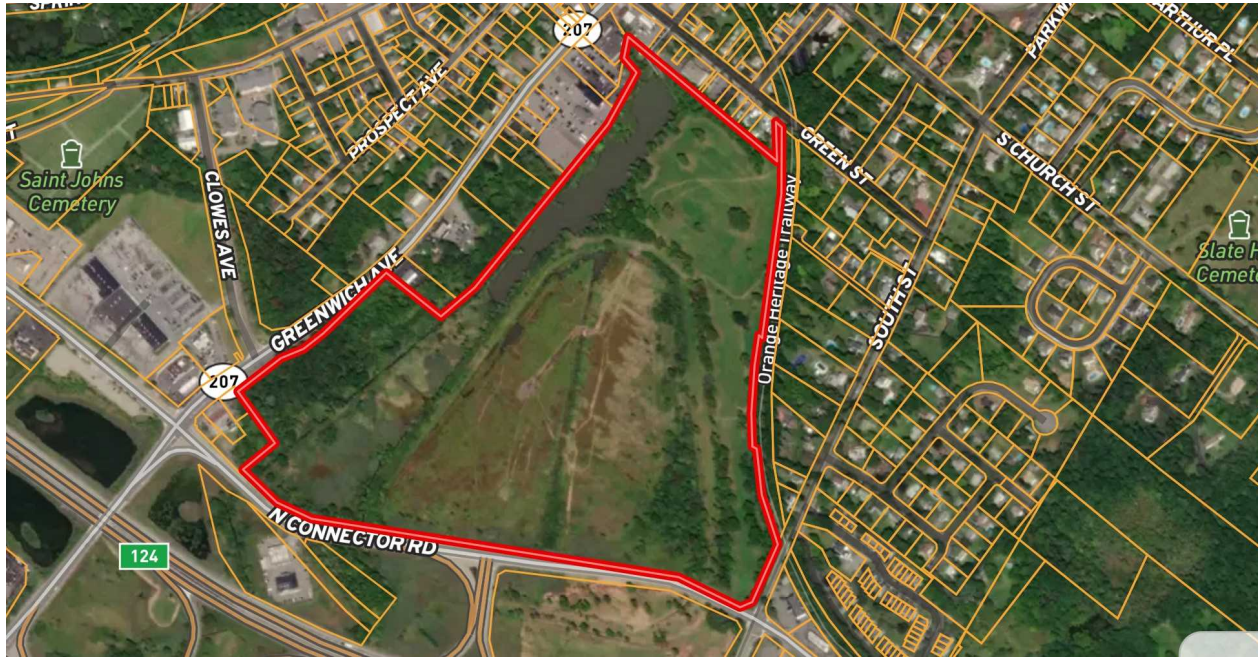
PRESENTED BY:

JOSEPH DISTELBURGER

Associate Broker/Investor Partner
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EXECUTIVE SUMMARY

GREENWICH AVENUE



OFFERING SUMMARY

PRICE:	\$6,500,000
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.

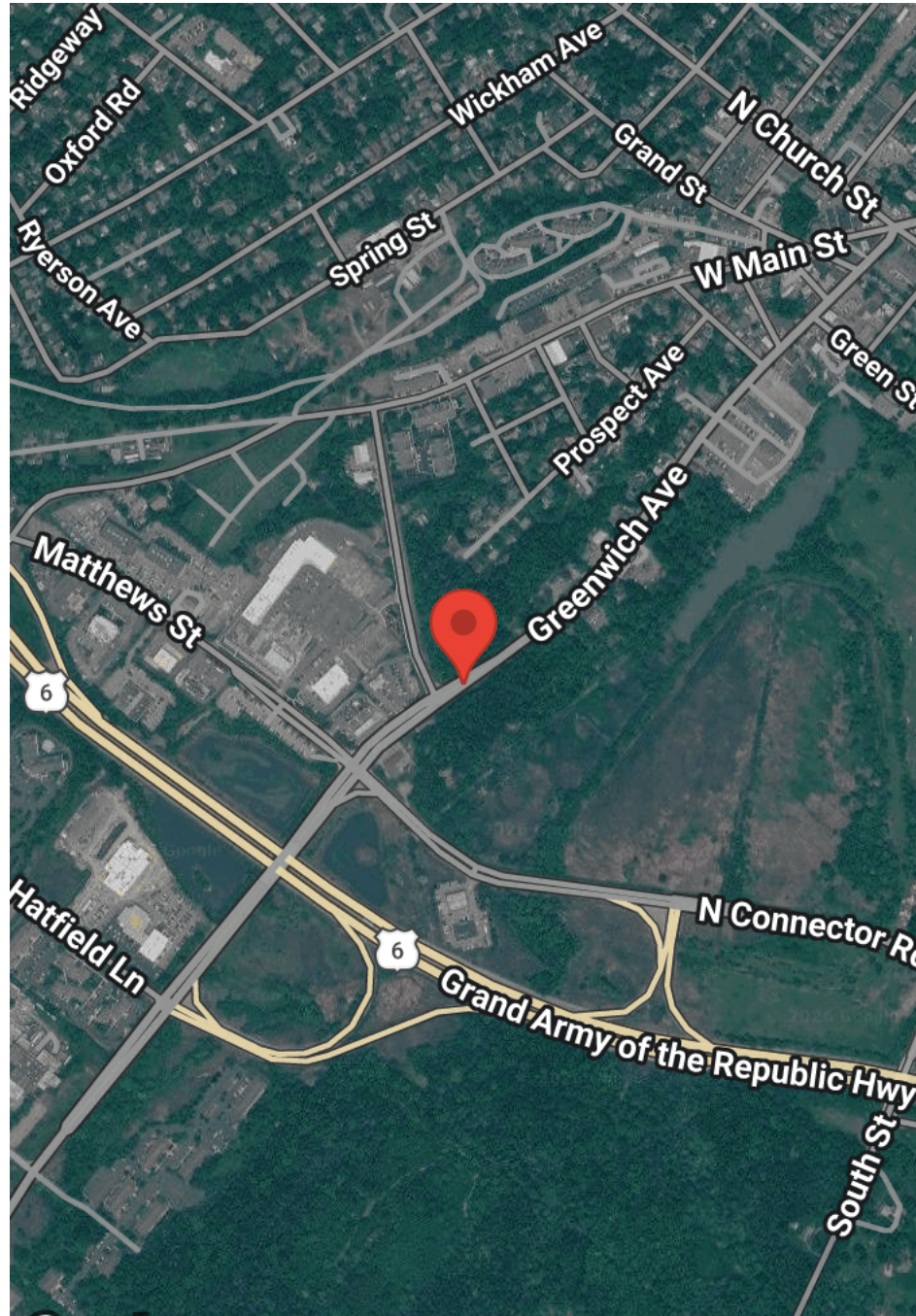
Set within a tranquil, park-like environment, the site offers direct access to the popular Heritage Trail walking paths, blending natural beauty with an unbeatable location. Residents will enjoy proximity to dining, shopping, and entertainment options, all just minutes from Exit 124 and major commuter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

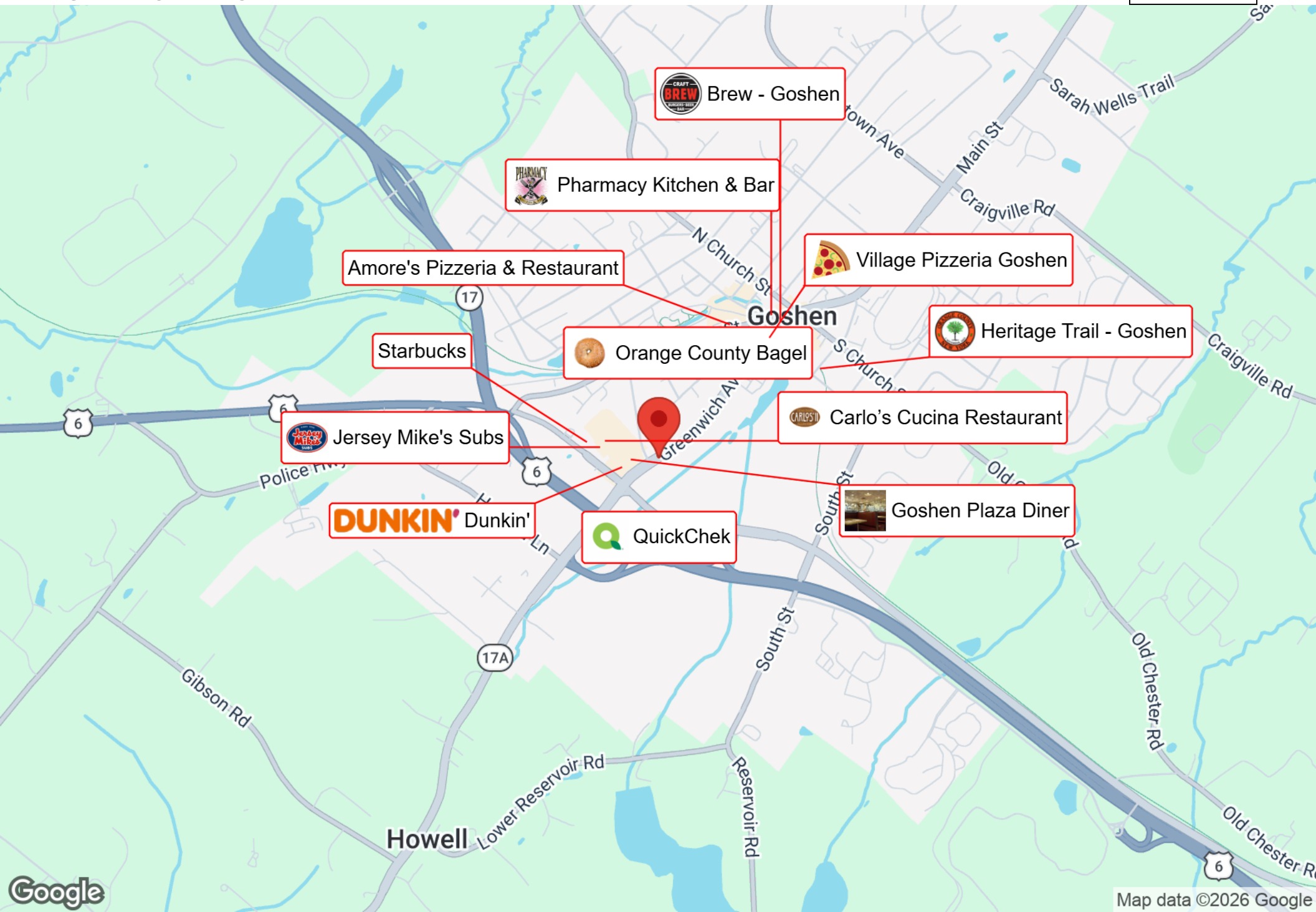
LOCATION MAPS

GREENWICH AVENUE




BUSINESS MAP

GREENWICH AVENUE




 Brew - Goshen

 Pharmacy Kitchen & Bar


Amore's Pizzeria & Restaurant


 Village Pizzeria Goshen

Starbucks


 Orange County Bagel


 Heritage Trail - Goshen

 Jersey Mike's Subs

 Carlo's Cucina Restaurant

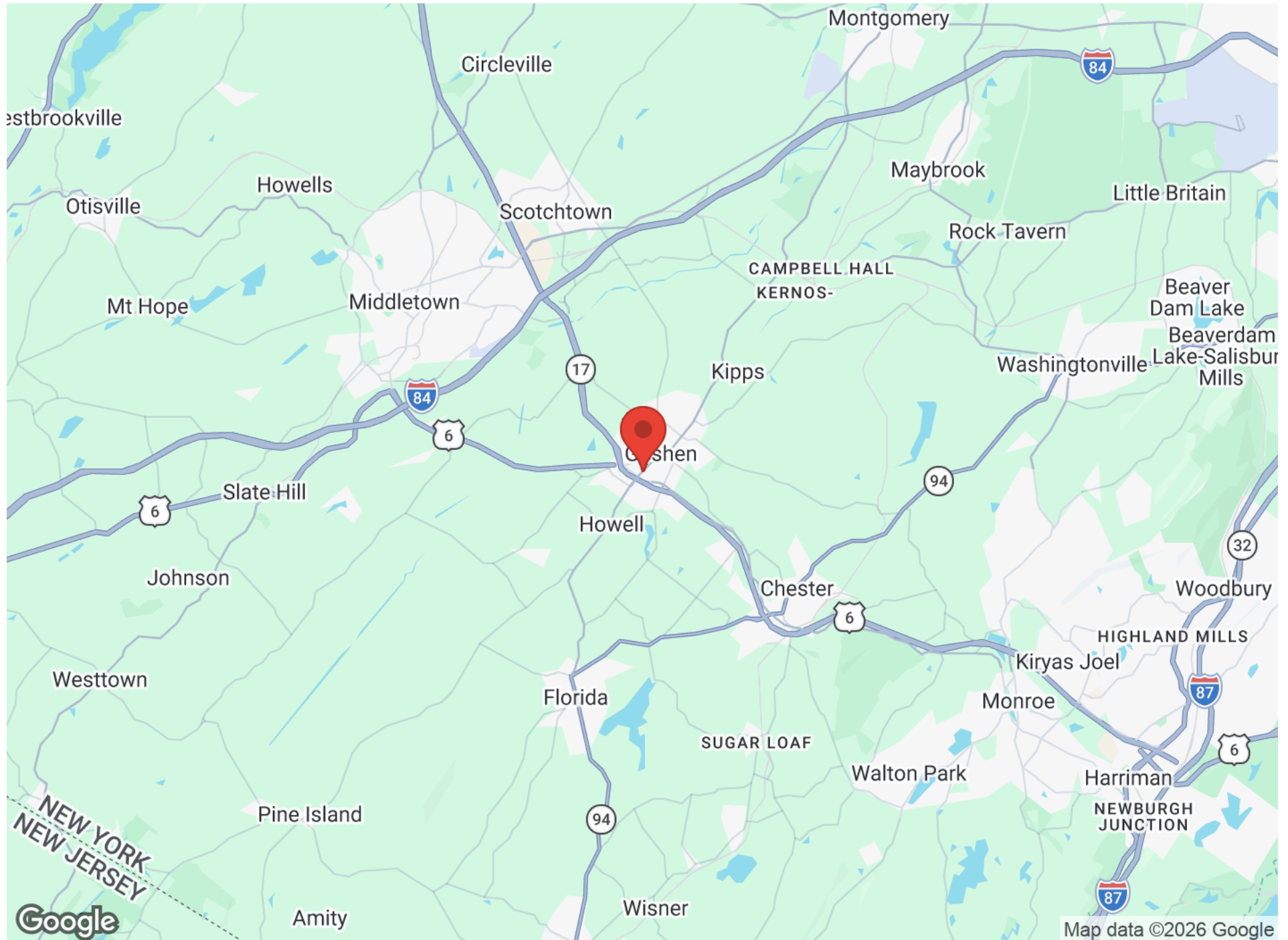
DUNKIN' Dunkin'

 QuickChek

 Goshen Plaza Diner

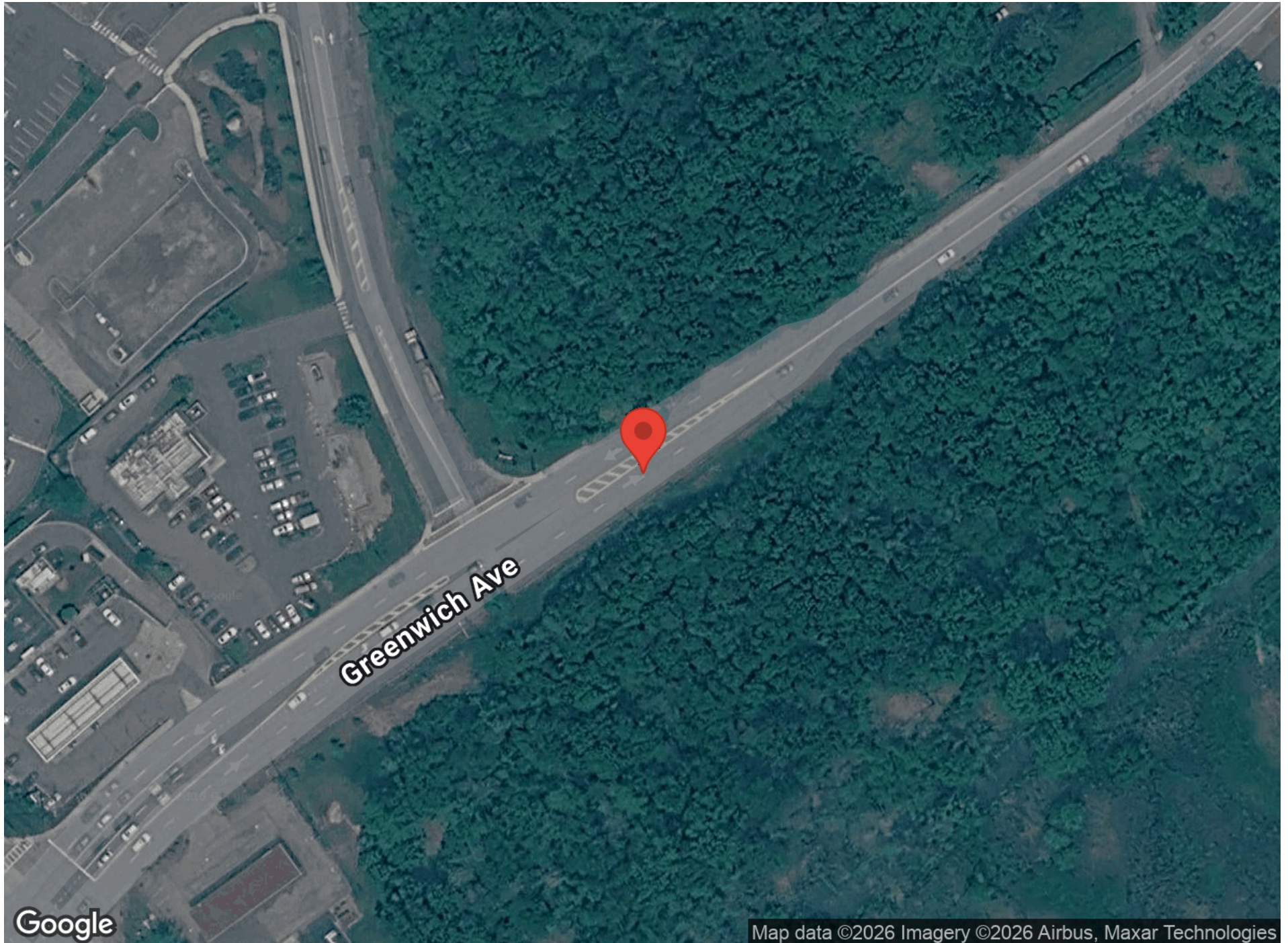
REGIONAL MAP

GREENWICH AVENUE



AERIAL MAP

GREENWICH AVENUE

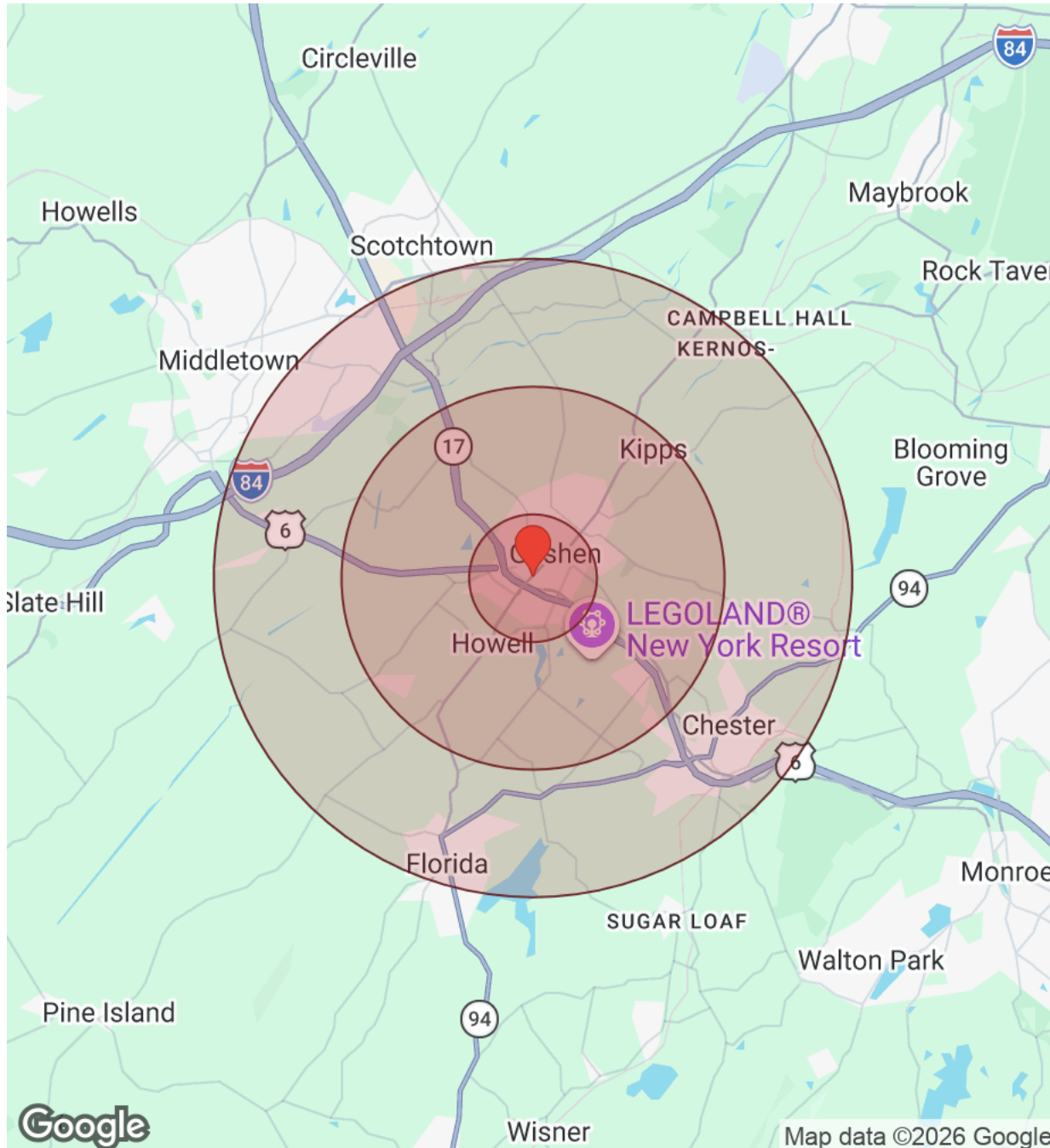


Google

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DEMOGRAPHICS

GREENWICH AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	2,244	6,853	17,596
Female	2,297	6,130	16,689
Total Population	4,540	12,983	34,284

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,864	7,918	19,346
Black	395	1,359	4,817
Am In/AK Nat	4	8	21
Hawaiian	N/A	N/A	3
Hispanic	1,064	2,982	8,057
Asian	143	496	1,433
Multiracial	46	147	418
Other	24	73	189

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,047	4,949	13,366
Occupied	1,877	4,550	12,354
Owner Occupied	960	3,137	8,417
Renter Occupied	917	1,413	3,937
Vacant	170	398	1,011

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	825	2,308	6,180
Ages 15 - 24	540	1,525	4,273
Ages 25 - 54	1,588	4,842	12,771
Ages 55 - 64	538	1,751	4,682
Ages 65+	1,050	2,556	6,377

Income	1 Mile	3 Miles	5 Miles
Median	\$99,439	\$118,550	\$111,951
Under \$15k	56	147	563
\$15k - \$25k	138	244	765
\$25k - \$35k	161	270	465
\$35k - \$50k	76	242	695
\$50k - \$75k	271	504	1,425
\$75k - \$100k	243	585	1,627
\$100k - \$150k	309	724	2,252
\$150k - \$200k	228	565	1,916
Over \$200k	397	1,268	2,647

Distance: ● 1 Mile ● 3 Miles ● 5 Miles



Map data ©2026 Google

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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