



15 Matthews Street  
 Goshen, NY 10924  
 For Sale: \$4,000,000

Type:	Commercial
MLS#:	932128
Square Footage:	42,210
Year Built:	1988

15 Matthews Street | Goshen, NY 10924 Multi-Tenant Office & Flex Building | ±41,210 SF | Asking \$4,000,000 | Pro Forma ±12.6% Cap Rate An exceptional opportunity to acquire a substantial multi-tenant office and flex property in the heart of Goshen, New York. This impressive ±41,210-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, supporting an approximate 12.6% pro forma capitalization rate at the \$4,000,000 asking price. Flexible floor layouts and ample on-site parking, as well as a 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.

### Listing Details

Asking Price: \$4,000,000	Status: Active	Type: Commercial
MLS ID: 932128	Last Update: 2/7/2026	Added: 144 Day(s) Ago

### Property Details

Address: 15 Matthews Street	City: Goshen	State: NY
Zip: 10924	County: Orange	Square Footage: 42,210
Total Bathrooms: 0	Siding: Brick	Year Built: 1988

### Location Details

Lot Size: 2.4 Acres	Water Front: No	Water Access: No
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### Heating, Cooling, & Utility Details

Heat Type: Electric	Water Type: Other	Sewer Type: Other
Air Conditioning: Electric		

### Broker Details

Triforce Commercial RE LLC	Jason Horowitz
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