

\$1,800,000 - 2 Victory Court, Newburgh

MLS® #H6304165

\$1,800,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 0.54 Acres

N/A, Newburgh, NY

A/O_ Cash flowing investment property with an established medical tenant. The property produces \$151,845 in Net Operating Income with 2% annual escalations on an absolute triple-net lease. This investment is offered at a 7.5% capitalization rate. The Building is in excellent condition and well maintained. The current 10 year lease has approximately 8 years remaining. Busy commercial location with a traffic count of 12,271 vehicles per day, located 1.5 miles to I-84 and 4 miles to I-87 which provides easy access to/from Dutchess, Rockland, Westchester, NYC, Northern NJ etc... Additional Information: HeatingFuel:Oil Above Ground



Essential Information

MLS® #	H6304165
Price	\$1,800,000
Sold Price	\$1,500,000
Date Sold	May 16th, 2025
Bathrooms	0.00
Acres	0.54
Taxes	\$24,168
Type	Commercial Sale
Sub-Type	Office
Status	Closed

Community Information

Address	2 Victory Court
---------	-----------------

Subdivision	N/A
City	Newburgh
County	Orange County
State	NY
Zip Code	12550

Amenities

Parking	Off Street, Private
---------	---------------------

Interior

Appliances	Electric Water Heater
Heating	Forced Air, Oil
Cooling	Central Air

School Information

District	Newburgh
----------	----------

Additional Information

Date Listed	May 14th, 2024
Days on Market	281
Zoning	(B) Business

Listing Details

Listing Courtesy of	Keller Williams Realty
---------------------	------------------------

Information Copyright 2025, OneKey® MLS. All Rights Reserved. The source of the displayed data is either the property owner or public record provided by non-governmental third parties. It is believed to be reliable but not guaranteed. This information is provided exclusively for consumers' personal, non-commercial use. The data relating to real estate for sale on this website comes in part from the IDX Program of OneKey® MLS.
Listing information last updated on October 30th, 2025 at 5:00am EDT