



194 Ny 17
 Tuxedo Park, NY 10987
 For Lease: \$23 PSF

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|-----------------|------------|
| Type: | Commercial |
| MLS#: | 913935 |
| Square Footage: | 760 |
| Year Built: | 1930 |

A standout office or retail destination is now available at 194 NY-17 in Tuxedo Park. Situated directly on this prominent corridor with effortless access to the New York State Thruway and Route 17, the location provides exceptional reach to Manhattan, Bergen County, and the broader Hudson Valley while giving any business remarkable roadside visibility. The interior delivers a bright, flexible floor plan that adapts easily to storefront merchandising or an open-concept office setup. Expansive windows invite natural light, creating a welcoming environment for customers and staff alike. On-site parking and nearby dining and service options add everyday convenience for employees and visitors. Lease terms are \$23.23 per square foot annually (approximately \$1.94 per square foot monthly) plus \$8.79 per square foot annually (about \$0.73 per square foot monthly) for NNN expenses, which are subject to change. This is an opportunity to secure a highly visible address in a growing Hudson Valley market.

Listing Details

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|------------------------|------------------------|-----------------------|
| Asking Price: \$23 PSF | Status: Leased | Type: Commercial |
| MLS ID: 913935 | Last Update: 1/20/2026 | Added: 145 Day(s) Ago |

Property Details

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|--------------------|-------------------|---------------------|
| Address: 194 Ny 17 | City: Tuxedo Park | State: NY |
| Zip: 10987 | County: Orange | Square Footage: 760 |
| Total Bathrooms: 0 | Siding: Brick | Year Built: 1930 |

Location Details

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|-----------------|------------------|
| Water Front: No | Water Access: No |
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Heating, Cooling, & Utility Details

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

Broker Details

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| Triforce Commercial RE LLC | Jason Horowitz |
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