

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

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

Asking Price: $23 PSF
MLS ID: 913935
Status: Leased
Last Update: 1/20/2026
Type: Commercial
Added: 417 Day(s) Ago

Property Details

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

Location Details

Water Front: No
Water Access: No

Heating, Cooling, & Utility Details

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

Broker Details

Triforce Commercial RE LLC
Jason Horowitz