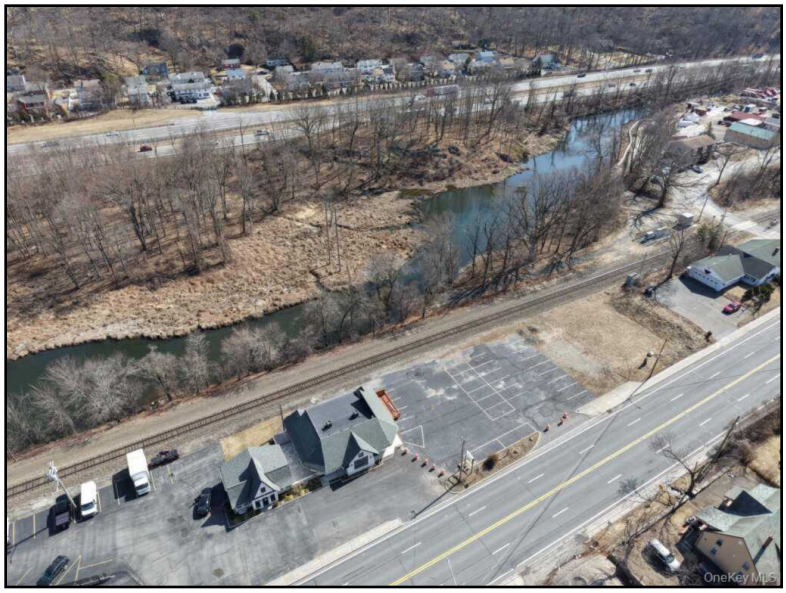


192 Ny-17
Tuxedo Park, NY 10987
For Lease: $19 PSF

Type:	Commercial
MLS#:	992079
Square Footage:	2,200

MASSIVE price reduction. Bring an offer. Discover an unparalleled opportunity to bring your vision to life with this completely gut-renovated restaurant shell in the heart of Tuxedo Park! Located along heavily trafficked Route 17, this high-visibility property has been meticulously upgraded to provide a turnkey blank canvas, ready for your unique vision. This is a NNN lease and the current figure is $9.02 PSF. Every detail has been addressed, including a brand-new facade, interior, two ADA-compliant restrooms, state-of-the-art HVAC system, upgraded electrical systems, new subfloor, insulated walls, and ceilings. Additionally, a stunning new patio with outdoor seating has been added, offering even more possibilities for your venture. There is a full basement for storage. The flexible T-TC (Tuxedo-Town Center) zoning allows for a variety of uses, including banks, bars and taverns, professional offices, craft workshops or studios, grocery stores, fitness centers, retail shops, and sit-down or take-out restaurants. With the infrastructure for a commercial hood in place, food service is the highest and best use, but the space offers limitless potential for customization. Once home to an iconic diner, this property's rich history and modern upgrades make it the perfect foundation for something extraordinary. Situated in bucolic Tuxedo Park, this location is easily accessible, with ample on-site parking and proximity to Harriman State Park and Bear Mountain, attracting both local residents and tourists. Whether you're reimagining a beloved community eatery or launching a new concept, this fully renovated space provides everything you need to make your vision a reality. Schedule a viewing today and explore the endless potential this remarkable property offers!

Listing Details

Asking Price: $19 PSF
MLS ID: 992079
Status: Active
Last Update: 10/21/2026
Type: Commercial
Added: 202 Day(s) Ago

Property Details

Address: 192 Ny-17
Zip: 10987
Total Bathrooms: 0
City: Tuxedo Park
County: Orange
Basement: None
State: NY
Square Footage: 2,200
Siding: Other

Location Details

Water Front: No
Water Access: No

Heating, Cooling, & Utility Details

Heat Type: Electric
Air Conditioning: Central Air
Water Type: Public
Sewer Type: Public Sewer

Broker Details

Triforce Commercial RE LLC
Jason Horowitz