

538 N Route 17, Tuxedo Park, New York 10987, Orange County

Listing

MLS#: **H6325442**
 Status: **Active**
 Recent: **03/16/2025 : Price Decrease : \$725,000->\$675,000**

Prop Type: **Commercial Sale**
 Sub Type: **Business**

Price: **\$675,000**
 DOM: **200**



City/Township: Tuxedo	County: Orange County
Post Offc/Town: Tuxedo Park	
Village: Tuxedo Park	Hamlet/Loc.:
Sub/Devel:	Stories In Unit: 2
Yr Built: 1969	Stories In Bldg:
Yr Bit Effective: 1992	Liv Sqft (Est):
Property Cond: Estimated	Sqft Total: 2,165
Building Name:	Acre(s): 0.78
Waterfront: No	Lot Size Sqft:
Water Access: No	Lease Amount:
Business Type:	Business Name: Vera Johnson Antiques

Public Remarks

Price Reduction!! Amazing Opportunity. Unlimited Possibilities. Location. Commercial/ Retail/Mixed Use property in Historic Tuxedo, NY. Presently operating as a retail business.. Vera Johnson Antiques Center. Sited on .78 acres in a prime, exceptionally active section of Tuxedo, on Rt. 17, offering easy access, high traffic volume, good visibility and ample paved parking for 25+ cars. Building and parking area can be expanded. The free standing building is in good condition with 2165 sq. ft. of usable space. Very large antique showroom with lavatory. The second level boasts a charming 1bd./1bath comfortable apartment with 2 separate entrances, beautiful wood floors, LR, Kit, Dining Area, office and laundry. Very attractive pricing. Excellent Investment. Move right in or use your imagination to create your own dream. Prime location. Easily converted to meet your specific needs. Being Sold AS IS.. By appointment Only. Additional Information: Heating Fuel: Oil Below Ground. Presently mixed use zoning but can be totally commercial. So many possibilities. Entertaining all serious offers.

Improvement Remarks

Interior Features

Appliances: Dishwasher, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer
Laundry:
Basement: No
Accessibility Feat:

Residential Units: **1**
 Elevator: **No**
 Entry Level: **2**

Exterior Features

Lot Feat: Historic District, Level	
Parking: Carport, Off Street, Parking Lot, Private	
Construction: Frame	
Location Desc: First Floor, Second Floor	Road Responsibility: Public Maintained Road
View:	Other Structures:
Pool:	Sprinkler System: No
	Road Frontage:
	Security Features: Security System
	# of Buildings: 1

Systems & Utilities

Cooling: Wall/Window Unit(s)	Sewer: Septic Tank
Heating: Forced Air, Oil	Water: Drilled Well
Utilities: Electricity Available	Water/Sewer Expense:
Electric Co: Orange & Rockland	Other Equip:

Property/Tax/Legal

Tax ID#: 335089.009.000-0001-009.000/0	Taxes Annual: \$9,300.00	Tax Year: 2023
Permitted Uses: Business, Food Services, Mixed, Office, Residential, Retail	Assessed Value:	Tax Source:
Max Cont Sqft:	Min Divisible Sqft:	Zoning: commercial
Property Attchd:	# of Buildings: 1	# of Lots:
Inclusions: Oven/Range		

Agent/Broker Info

List Office: Tux Park Towne & Country (TOCO01)	List Agent: Diana Larsen (32083)
Office Phone: 914-260-1714	Contact #: 845-641-9389
	LA Email: dianalarsentuxedo@gmail.com
Co List Off: Tux Park Towne & Country (TOCO01)	Co List Agt: Susan B Rost (39934)
Co List Off Ph: 914-260-1714	Co LA Cont #: 914-715-9616
	LA Email: susan@susanrost.com

Showing

Showing Rqmts: Call Listing Office	Showing Contact Ph: 845-641-9389
Showing Instructions: Appointments made through Broker, who needs to attend all showings. 24 Hours notice please.	
Directions: Route 17 North/South to #538, Vera Johnson Antique Center. Diagonally across from Dottie Audrey's Bakery.	

Listing/Contract Info