

# Agent Full 1 Page

## 1460 State Route 17M, Unit #Suite D, Chester, New York 10918

MLS#: [931266](#)  
Status: **Active**

Prop Type: **Commercial Lease**  
Sub Type: **Other**

Price: **\$2,700**  
DOM: **85**



City/Township: **Chester Town** County: **Orange County**  
Post Offc/Town: **Chester**  
Sub/Devel: **Horizon Medical Building** Stories in Unit: **1**  
Yr Built: Stories in Bldg: **1**  
Yr Blt Effective: **2007** Taxable Living Area (GLA):  
Property Cond: **Actual** Building Area Total Sqft: **9,536 Other**  
Building Name: **1460 Route 17 M** Acre(s): **1.90**  
Waterfront: **No** Lot Size SqFt: **82,764**  
Water Frontage Length: Leasable Area: **1,728**  
Water Access: Lease Amount: **Monthly**  
Business Type: **Administrative and Support, Advertising, Construction/Contract Financial, Medical, Other, Professional Service, Professional/Office, Utility, Wholesale** Business Name:

### Public Remarks

Located 2 minutes from the Route 17 on / off ramp Route 17 in the Town of Chester. This newer building has an Impressive Entrance with Reception area and Private Conference Room and opens to a Big Open Room. The expansive open space set up is clean and can easily be used for a Day Care or physical fitness or office or personal care. Refreshing natural light creates a happy and productive work environment. Can be used for personal care or physical fitness. This 1728 square foot space has its own entrance in an office complex that is surrounded by greenery and has a dedicated 50 car parking lot. Enjoy working or working out at this bright office equipped with the convenience of a kitchenette and two clean rest rooms. Large storage closet and its own metered utilities. Tenant pays rent, gas and electricity and \$2.50 per square foot for all the common area charges. Tenants are not responsible for Taxes. Modified Gross Lease is just \$18.75/ per square foot or \$2700/ month plus reduced CAM for an all in modified gross lease of \$21.50 per square foot or just \$3,060 per month at this prime location.

### Improvement Remarks

### Community/Association

### Property/Tax/Legal

Tax ID#: [332289-003-000-0001-022.200-0](#) Taxes Annual: **\$36,895.69** Tax Year: **2025**  
Permitted Uses: Assessed Value: **\$591,500** Tax Source:  
Building Class: **A** Build To Suit:  
Max Cont Sqft: **1,728** Min Divisible Sqft: **1,728** Investment Prop: **No**  
Property Attchd: **Yes** Zoning Code: **G Comm**  
# of Lots:

### Agent/Broker Info

List Office: [Rand Commercial \(RAND24\)](#) List Agent: [Mary T. Rice Israelski \(31415\)](#)   
Office Phone: **845-294-3100** Contact #: **914-443-9023**  
LA Email: [mary.israelski@randcommercial.com](mailto:mary.israelski@randcommercial.com)  
Co List Off: [Rand Commercial \(RAND24\)](#) Co List Agt: [Sean M. Israelski \(346453\)](#)  
Co List Off Ph: **845-294-3100** Co LA Cont #: **845-341-3241**  
LA Email: [Sean.Israelski@randcommercial.com](mailto:Sean.Israelski@randcommercial.com)

### Showing

Showing Rqmts: **24 Hour Notice, Appointment Only, Call Listing Agent** Showing Contact Ph:  
Directions: **Exit 129 or Exit 128 off Highway 17 to 17 M**

### Listing/Contract Info

Lease Term: **Negotiable** Available Lease Type: **Modified Gross**  
Seller to Consider Concession: Concession Amount Considered:  
List Date: **11/02/2025** CDOM: **226** Owner Name: **1460 Route 17M Assoc Llc** Negot Thru: **Listing Agent**  
On Market Date: **11/02/2025** Expiration Date: **09/04/2026**  
Contract Date: Contract Price:  
Listing Agreement: **Exclusive Right To Lease** Orig List Price: **\$3,240** \$/SqFt: **\$0.28**  
Special Listing Conditions: **None**  
Agent Only Remarks: **Rent Plus Utilities. Reduced CAM or NO TAXES. Great Location. Easy to Find. Easy Commute. Located next to the Highway at the entrance to Orange County. Call or Text Sean or Mary with questions and for access. By appointment only.**

The information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.