

# 2001 Route 17M

2001 Route 17M, Goshen, NY 10924

Building Better Communities With  
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For more listing information visit:  
<https://www.loopnet.com/Listing/2001-Route-17M-Goshen-NY/39388970/> (<https://www.loopnet.com/Listing/2001-Route-17M-Goshen-NY/39388970/>)

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### Property Details

Own Beauty Suites! Perfect Set Up with 18 rooms plus Cafe and Management Office. NEW Renovation complete. See floor plan in photos and documents! Also can be reused as a medical practice with many individual offices. Located at the highly traveled gateway into the Village of Goshen, welcome to 2001 Route 17M — a premier corner property at the intersection of South Street and Route 17M with easy on and off from the highway. This highly visible location offers exceptional exposure and is just minutes from New York LEGOLAND. Positioned along a major thoroughfare and at the entrance to the village, the property provides convenient access to key Orange County destinations, including Garnet Medical Center, Crystal Run Healthcare, Touro College of Osteopathic Medicine, and the future Amy's Kitchen facility. Currently configured as beauty suites, the building is well-suited for continued use or can easily be adapted for medical or professional office space. The property also features a dedicated 38-space parking lot, offering ample parking for clients and staff.

Rental Rate:	\$19.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Rentable Building Area	9,156 SF
:	
Year Built:	1977
Walk Score @:	36 (Car-Dependent)
Rental Rate Mo:	\$1.58 /SF/MO

**Price: \$19.00 /SF/YR**

- Corner Property right off Highway
- Elevator to 2nd floor suites
- 18 private suites/offices
- 38 parking spaces
- Positioned at entrance of the Village of Goshen

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## Listing space

2nd Floor	Space Available:	4,000 SF
	Rental Rate:	\$19.00 /SF/YR
	Date Available:	March 01, 2026
	Service Type:	Modified Gross
	Space Type:	Relet
	Space Use:	Office/Retail
	Lease Term:	Negotiable



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### Major Tenant Information

Tenant	SF Occupied	Lease Expired
Liberty Resources	-	

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## Location



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## Property Photos





Side view



Built out as professional care suites.

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### Property Photos



Many suites have wash Sinks



Located along the highway

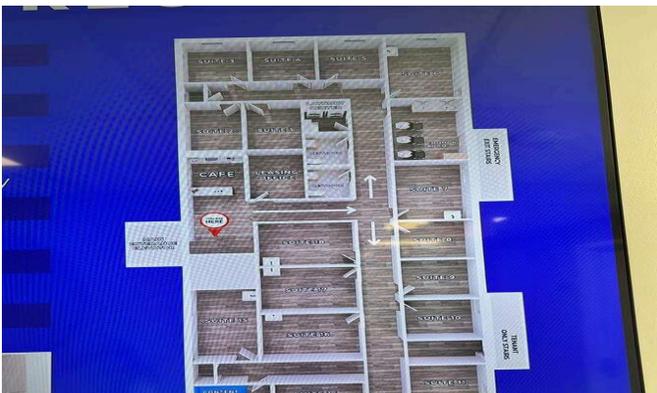
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### Property Photos





18 Suites + Cafe+ restrooms+ rental office



Front desk and lobby area

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### Property Photos



Signage on Lobby door



Upstairs lobby and elevator

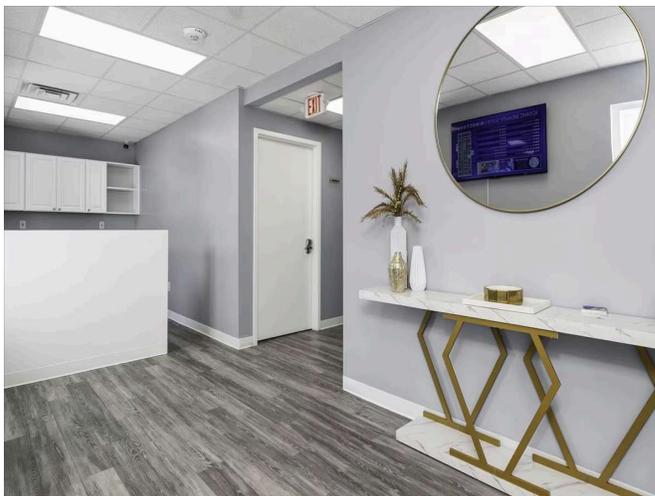


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### Property Photos



Front desk and lobby area



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## 2001 Route 17M

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### Property Photos



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## 2001 Route 17M

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### Property Photos



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## 2001 Route 17M

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### Property Photos



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Location has easy on and off

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### Property Photos



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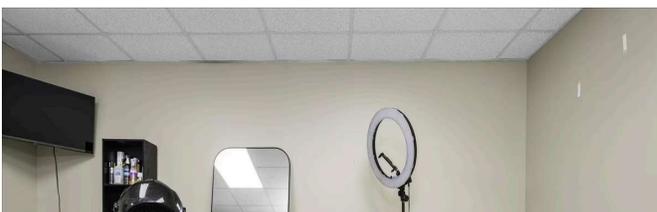
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### Property Photos





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### Property Photos



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### Property Photos





Front has elevator to 2nd floor



Ample Parking

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For more listing information visit:

### Property Photos



Ample Parking



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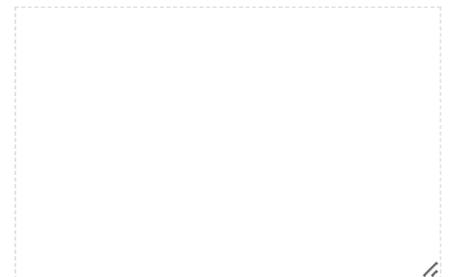
For more listing information visit:



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268 S Main St, Suite B  
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