

## Agent Full 1 Page

### 1 Railroad Avenue, Unit #3-1, Goshen, New York 10924

MLS#: [963401](#)  
Status: **Active**

Prop Type: **Commercial Lease**  
Sub Type: **Office**

Price: **\$2,250**  
DOM: **105**



City/Township: **Goshen**  
Post Offc/Town: **Goshen**  
Neighborhood:  
Architct. Style:  
Yr Built: **1890**  
Yr Blt Effective: **1989**  
Property Cond: **Actual**  
  
Building Name:  
Waterfront: **No**  
Water Frontage Length:  
Water Access:  
Business Type: **Commercial**

County: **Orange County**  
Manhattan Section:  
Village: **Goshen**  
Stories in Unit: **1**  
Stories in Bldg: **3**  
Taxable Living Area (GLA):  
Building Area Total Sqft: **12,868 Public Records**  
Acre(s): **0.09**  
Lot Size SqFt: **3,900**  
Leasable Area: **1,800**  
Lease Amount: **Monthly**  
Business Name:

#### Public Remarks

Central Village of Goshen location with a dedicated parking lot. Updated office space has new floors and freshly painted. Park and enter from the front or back of the building using the handicap ramp. Enter the secure main floor lobby and take the elevator to the third floor, where it opens to a comfortable lobby. The private office is perfect for professional use, featuring a large central room, a reception area, and 4 private offices and kitchenette. Welcome to the County Seat and Village of Goshen, New York where country charm and county, state and municipal offices are located within a block of this well-maintained office building and suite that features four private offices, a welcoming reception area, and a convenient kitchenette/break room. The building offers both elevator and stair access, with shared restrooms located just across the hall alongside established law offices. Ideal for professional, medical, or administrative users seeking a prime village location close to shops, restaurants, and municipal amenities.

#### Improvement Remarks

#### Community/Association

#### Property/Tax/Legal

Tax ID#: [333001-111-000-0014-002.000-0](#)  
Permitted Uses:  
Building Class: **B**  
Max Cont Sqft: **1,800**  
Property Attchd: **Yes**

Taxes Annual: **\$35,711**  
Assessed Value: **\$526,250**  
Build To Suit:  
Min Divisible Sqft:

Tax Year: **2025**  
Tax Source:  
Investment Prop:  
Zoning Code: **04011**  
# of Lots:

#### Agent/Broker Info

List Office: [Rand Commercial \(RAND24\)](#)  
Office Phone: **845-294-3100**

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

Co List Off: [Rand Commercial \(RAND24\)](#)  
Co List Off Ph: **845-294-3100**

#### Showing

Showing Rqmts: **24 Hour Notice, Call Listing Agent, See Remarks**

Showing Contact Ph: **(845) 341-3241**

Showing Instructions: **Please call listing agent for all showings. 24 hour notice. Agent access only.**

Showing Contact 2 Ph: **(914) 443-9023**

#### Listing/Contract Info

Lease Term: **Negotiable**  
Gross Income:  
Seller to Consider Concession:  
List Date: **02/26/2026** CDOM: **105**  
On Market Date: **02/26/2026**  
Listing Agreement: **Exclusive Right To Lease**  
Special Listing Conditions: **None**

Available Lease Type: **Modified Gross**  
Operating Expense:  
Concession Amount Considered:  
Owner Name: **Qualamar Corp**  
Expiration Date: **11/24/2026**  
Orig List Price: **\$2,550**

NNN Expenses: **\$0**  
Negot Thru: **Listing Agent**

\$/SqFt: **\$0.17**

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

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