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

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

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

Price: **\$2,475**
DOM: **67**



City/Township: **Goshen**
Post Offc/Town: **Goshen**
Village: **Goshen**
Sub/Devel:
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**
Hamlet/Loc.:
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. 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	Taxes Annual:	\$35,711.31	Tax Year:	2025
Permitted Uses:		Assessed Value:	\$526,250	Tax Source:	
Building Class:	B	Build To Suit:		Investment Prop:	
Max Cont Sqft:		Min Divisible Sqft:		Zoning Code:	04011
Property Attchd:	Yes			# of Lots:	

Agent/Broker Info

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

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	Available Lease Type: Modified Gross	Negot Thru: Listing Agent
Seller to Consider Concession:	Concession Amount Considered:	
List Date: 02/26/2026 CDOM: 67	Owner Name: Qualamar Corp	
On Market Date: 02/26/2026	Expiration Date: 11/24/2026	
Listing Agreement: Exclusive Right To Lease	Orig List Price: \$2,550	\$/SqFt: \$0.19
Special Listing Conditions: None		

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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