HUDSON VALLEY
REAL ESTATE BROKERAGE



2905 Route 9W, Unit #2
Saugerties, NY 12477
For Lease: $2,600 Per Month

Type:	Single Family
MLS#:	1074974
Square Footage:	5,120
Taxes:	$10,157
Year Built:	1970

Now available for lease at 2905 Route 9W in Saugerties, this approximately 1,500-square-foot professional office suite offers a well-maintained, move-in-ready setting with excellent visibility along the Route 9W commercial corridor. The functional layout includes four private offices or patient rooms, a reception area, separate waiting room, kitchenette, and one restroom, making the space well suited for medical, wellness, professional, administrative, or other office uses. The property has been exceptionally maintained and features a newly installed central air-conditioning system and new boiler. An especially attractive feature of this offering is that heat, electric, water, and sewer are all included in the monthly rent, providing tenants with predictable occupancy expenses. The building offers convenient on-site parking with eight regular parking spaces plus one designated handicap space, along with an accessible entrance. Large windows provide natural light throughout the office, while the existing configuration allows a new tenant to establish operations with minimal additional buildout. Prominent Route 9W frontage and existing roadside monument signage provide strong visibility for businesses looking to establish or expand their presence in the Saugerties area.

Listing Details

Asking Price: $2,600 Per Month
Type: Single Family
Added: 6 Day(s) Ago

Taxes: $10,157
MLS ID: 1074974

Status: Active
Last Update: 11/18/2026

Property Details

Address: 2905 Route 9W, Unit #2
Zip: 12477
Total Bathrooms: 0

City: Saugerties
County: Ulster
Siding: Stucco

State: NY
Square Footage: 5,120
Year Built: 1970

Location Details

Lot Size: 0.38 Acres
Water Access: No

Driveway: Parking Lot

Water Front: No

School Details

School District: Contact Agent

Elementary School: Contact Agent

High School: Contact Agent

Heating, Cooling, & Utility Details

Heat Type: Ducts
Air Conditioning: Central Air

Water Type: Public

Sewer Type: Public Sewer

Broker Details

Berardi Realty

Gregory Berardi