

# SALE

## RIVERWALK RESIDENCES

Snowden Ave/Van Wyck Street Ossining, NY 10562



### PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity! This property, located at Snowden Ave/Van Wyck Street, Ossining, NY, 10562, boasts the coveted CDD zoning, offering endless potential for development. Its prime location in the thriving Ossining area ensures strong demand for multifamily units, making it an ideal choice for savvy investors. With zoning in place to support high-density 48 unit development, this property is poised to deliver substantial returns. Don't miss out on the chance to capitalize on the high-demand multifamily market in Ossining – seize this rare development opportunity today!

### PROPERTY HIGHLIGHTS

- Views of Hudson River
- Zoning CDD
- Building coverage 30%
- Open space 25%
- Connecting to Crawbockie Preserve

### OFFERING SUMMARY

Sale Price:	\$1,900,000
Number of Units:	48
Lot Size:	5.92 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	939	2,206	6,364
Total Population	2,752	6,562	18,962
Average HH Income	\$133,988	\$135,135	\$150,260

**Barry Synnott**  
(914) 907-5487

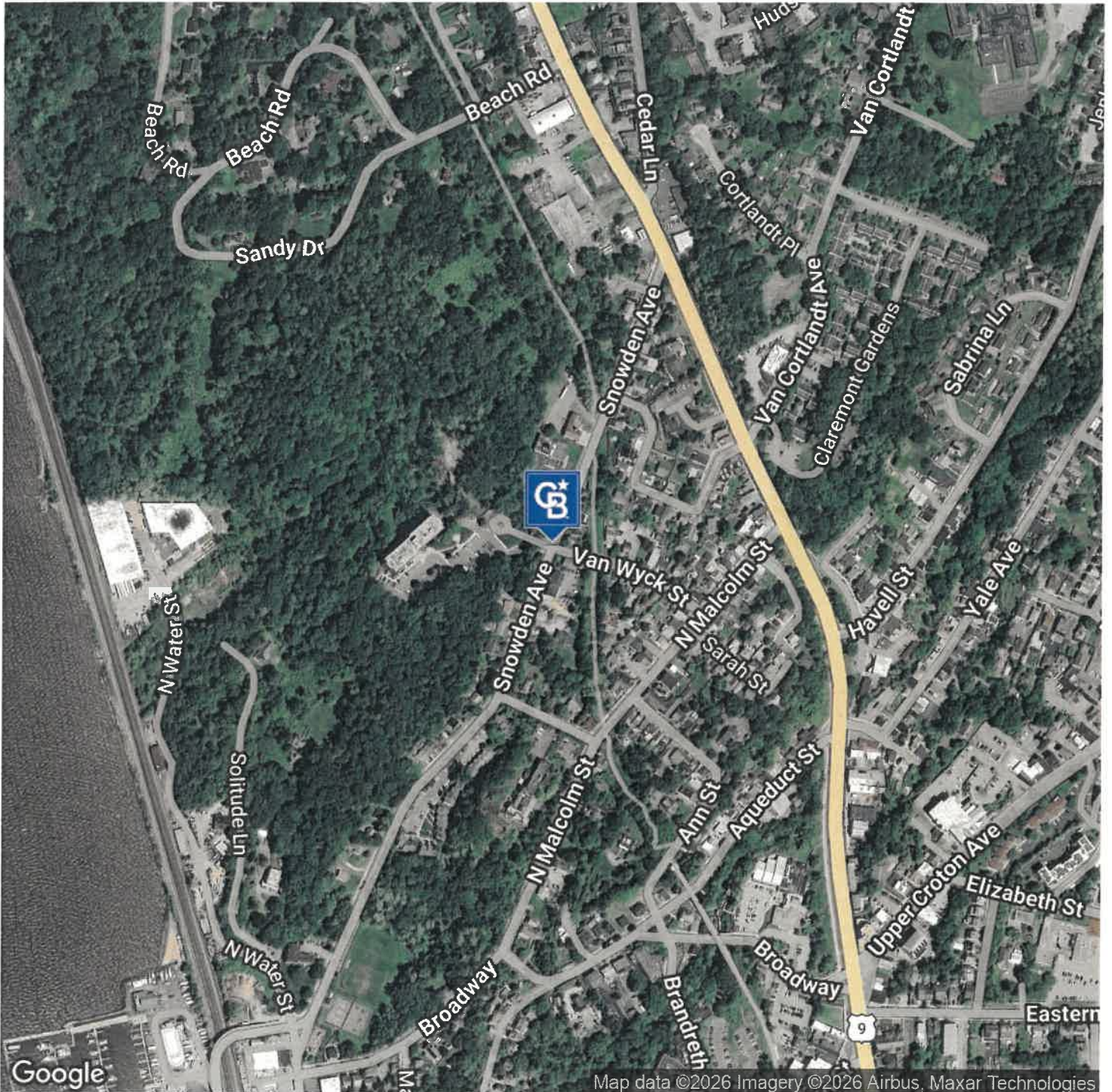


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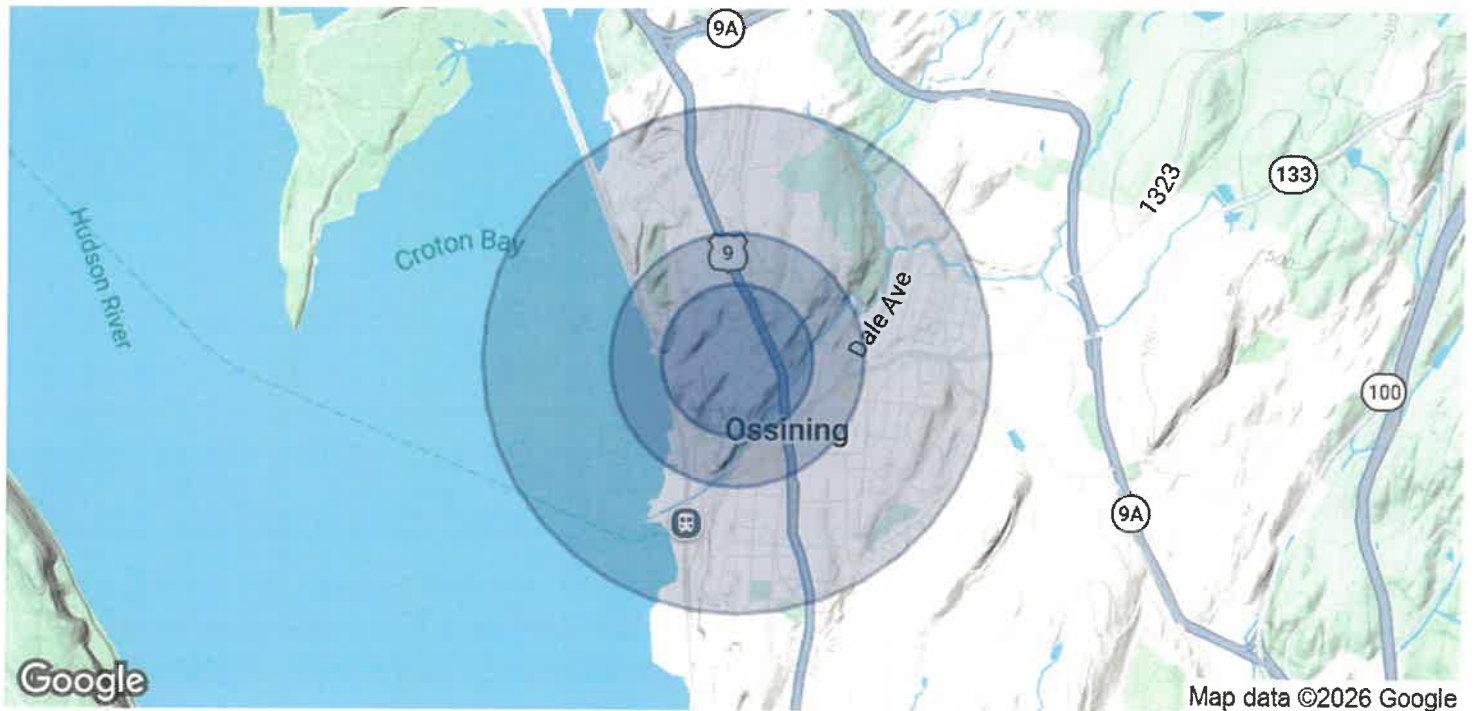


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,752	6,562	18,962
Average Age	38	37	39
Average Age (Male)	36	36	38
Average Age (Female)	39	38	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	939	2,206	6,364
# of Persons per HH	2.9	3	3
Average HH Income	\$133,988	\$135,135	\$150,260
Average House Value	\$451,592	\$471,217	\$489,816

2020 American Community Survey (ACS)

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