

Ossining | New York 36 N Water Street

±5.14-acre waterfront development site with direct Hudson River



Metro-North Train



FOR SALE: \$6,000,000



Positioned along a rare stretch of the Hudson River waterfront, 36 N Water Street presents a premier opportunity to acquire a ± 5.14 -acre development site with direct waterfront exposure in the highly desirable Northern Westchester market. Offering unobstructed river views and immediate adjacency to the 26-acre Crawbuckie Nature Preserve, the property delivers a unique combination of natural beauty, privacy, and transit-oriented accessibility.



Previously approved for a 137-unit multifamily development, the site was designed as a 6-story residential building with structured parking and a high-end amenity package. While approvals have lapsed due to timing, the offering includes extensive architectural plans, engineering drawings, and completed SEQR documentation, providing a clear path for a developer repositioning and fast-track re-approvals.

CHR
INTERNATIONAL
COMMERCIAL

The site is fully cleared and development-ready, with all utilities available in the street, and benefits from executed easements providing the legally required 30-foot access via North Water Street. Phase I and Phase II environmental studies have been completed with no remediation required, significantly reducing development risk and upfront uncertainty.

Metro Train Station

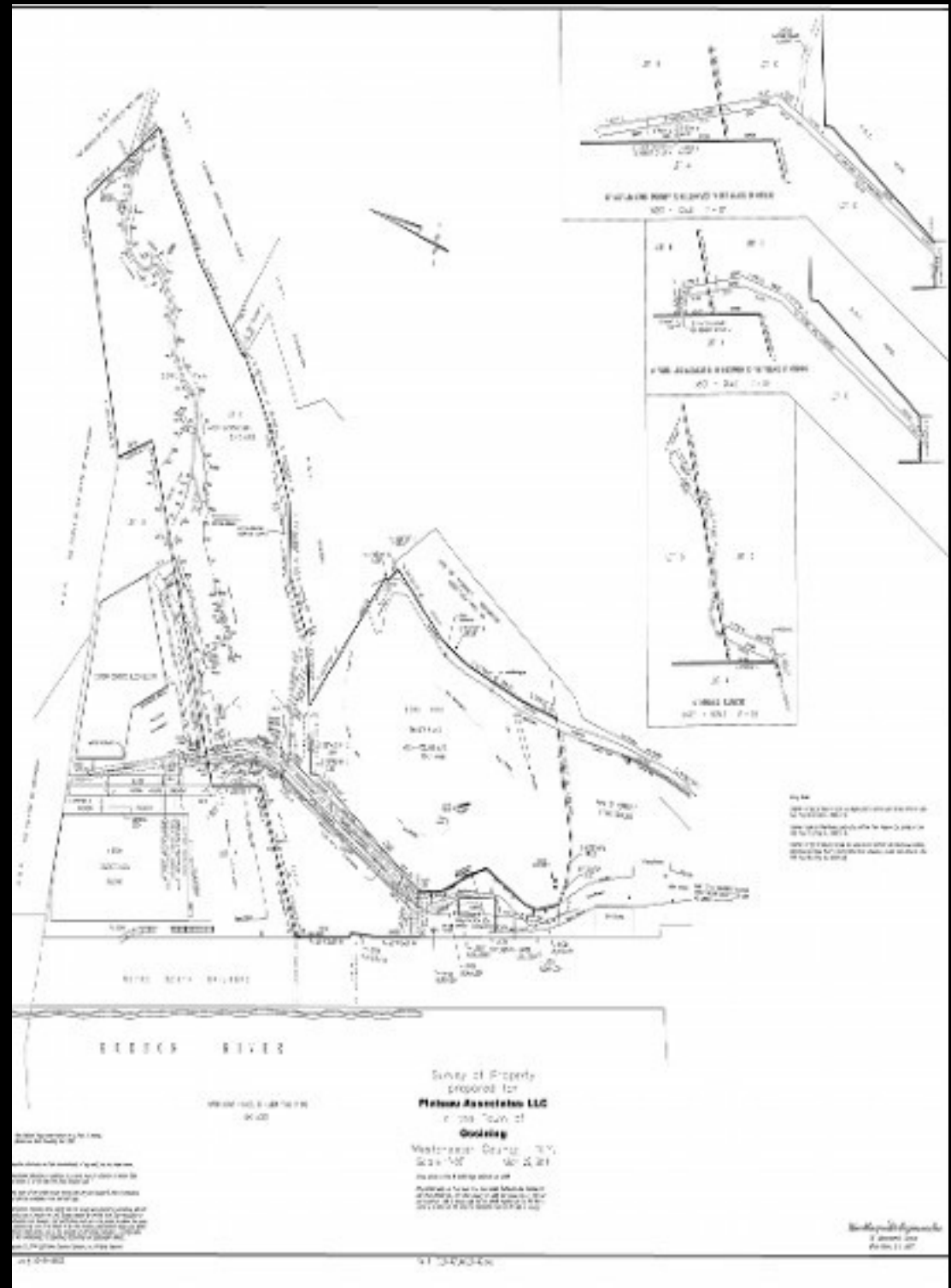
Marina

Hudson River



Located within walking distance to the Ossining Metro-North station, the property offers a direct commuter link to New York City, further enhancing its appeal as a luxury rental or condominium development. The zoning designation of PW-A (Planned Waterfront District) supports a range of residential uses and aligns with the Village's long-term vision for waterfront revitalization.

Offered at \$6,000,000 (\$1.16M per acre), this is a rare opportunity to control a scale waterfront site with meaningful pre-development work completed, ideal for developers seeking to deliver a signature residential project in a supply-constrained market.



LOCATION





BRYAN LANZA
Director of Commercial Division
Licensed Associate Broker
The Agency One Rock
c: 914.262.2598
blanza@theagencyonerock.com



SAM RICHMOND
Licensed Real Estate Salesperson
The Agency One Rock
914.523.1197 (C)
srichmond@theagencyonerock.com



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