

# Ossining | New York 36 N Water Street

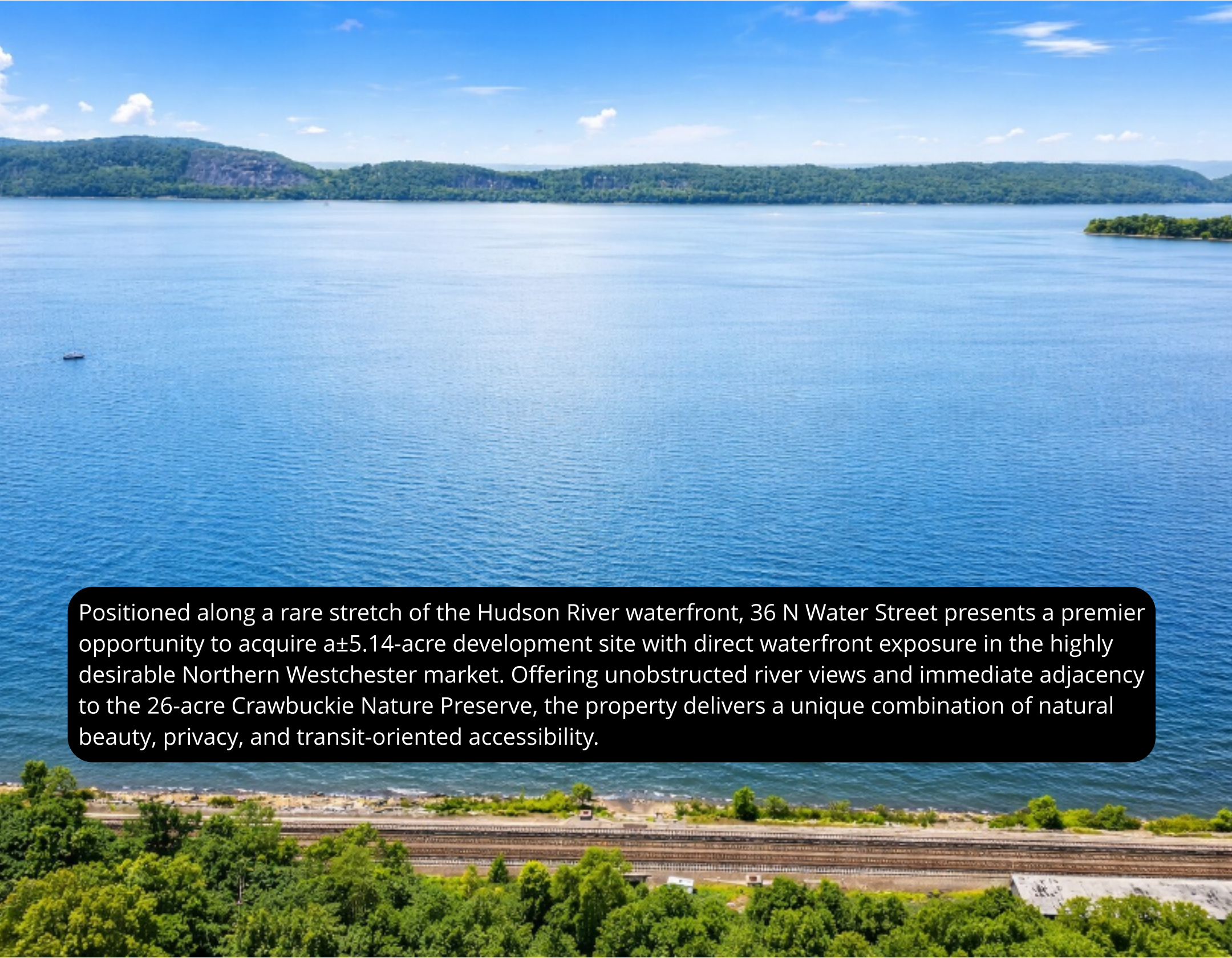
**±5.14-acre waterfront development site with direct Hudson River**

**Metro-North Train**

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COMMERCIAL DIVISION

**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 to reposition and fast-track re-approvals.

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.

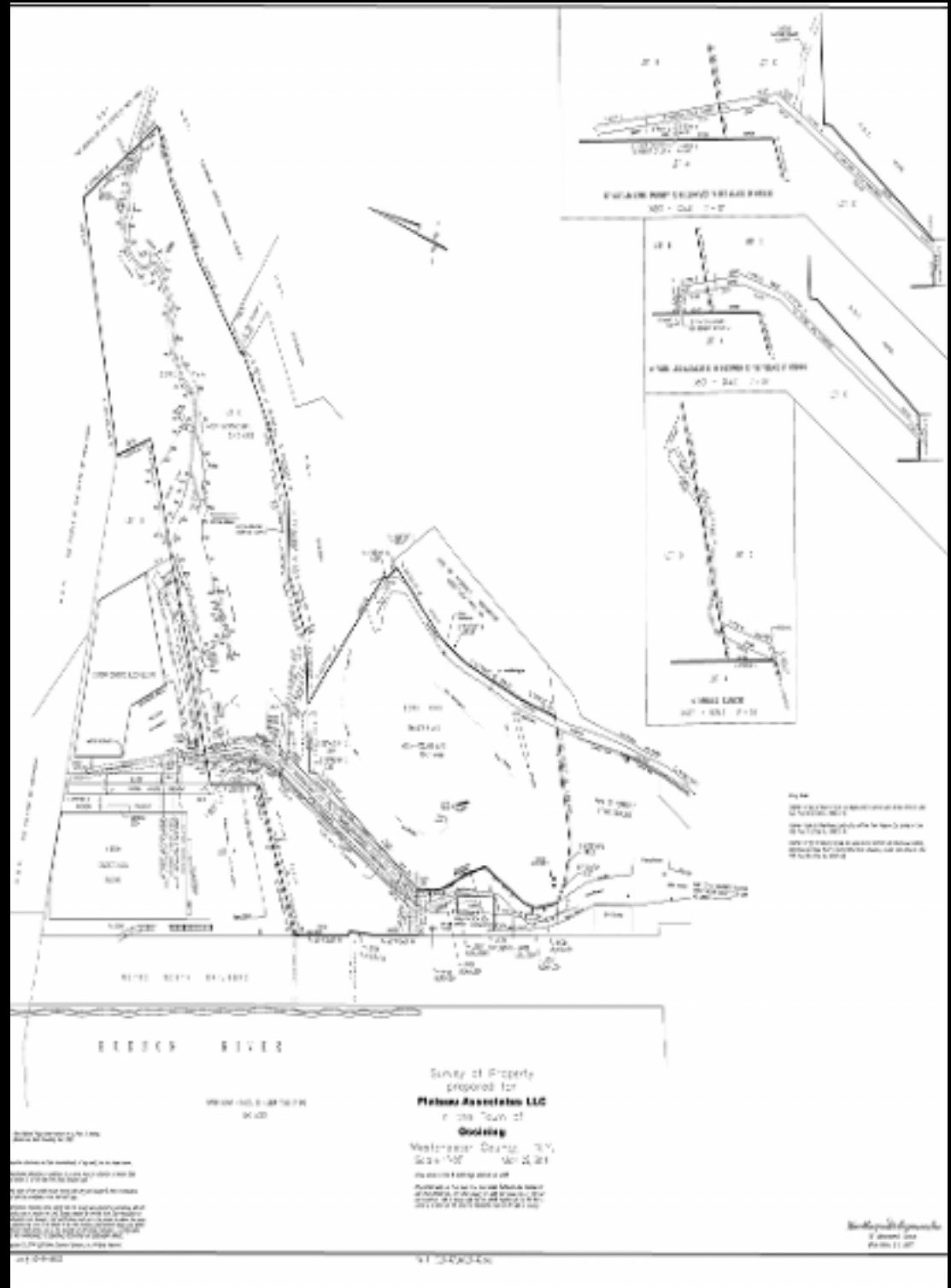
Metro Train Station

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

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