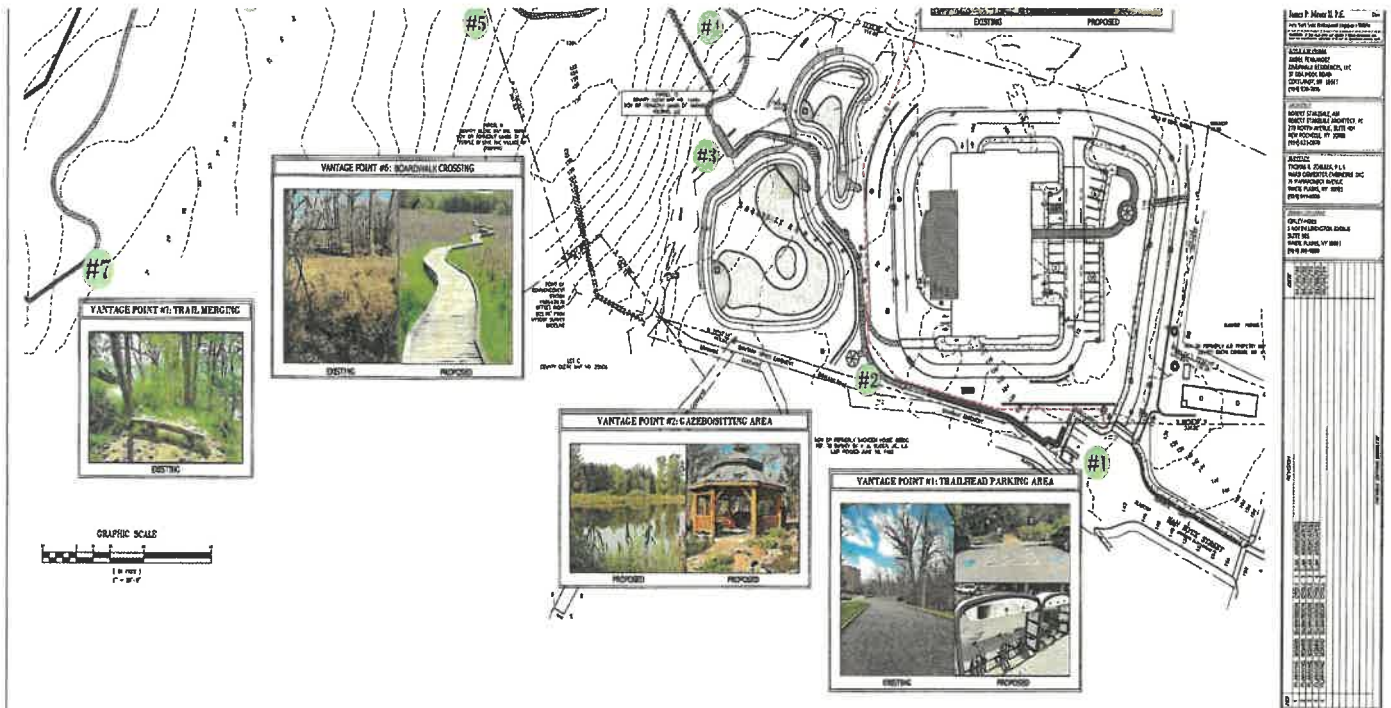


SALE

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, Relaxing boardwalk crossing & natural trails, connecting Van Wyck street through the site and connecting to the Crawbokie Nature 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 |

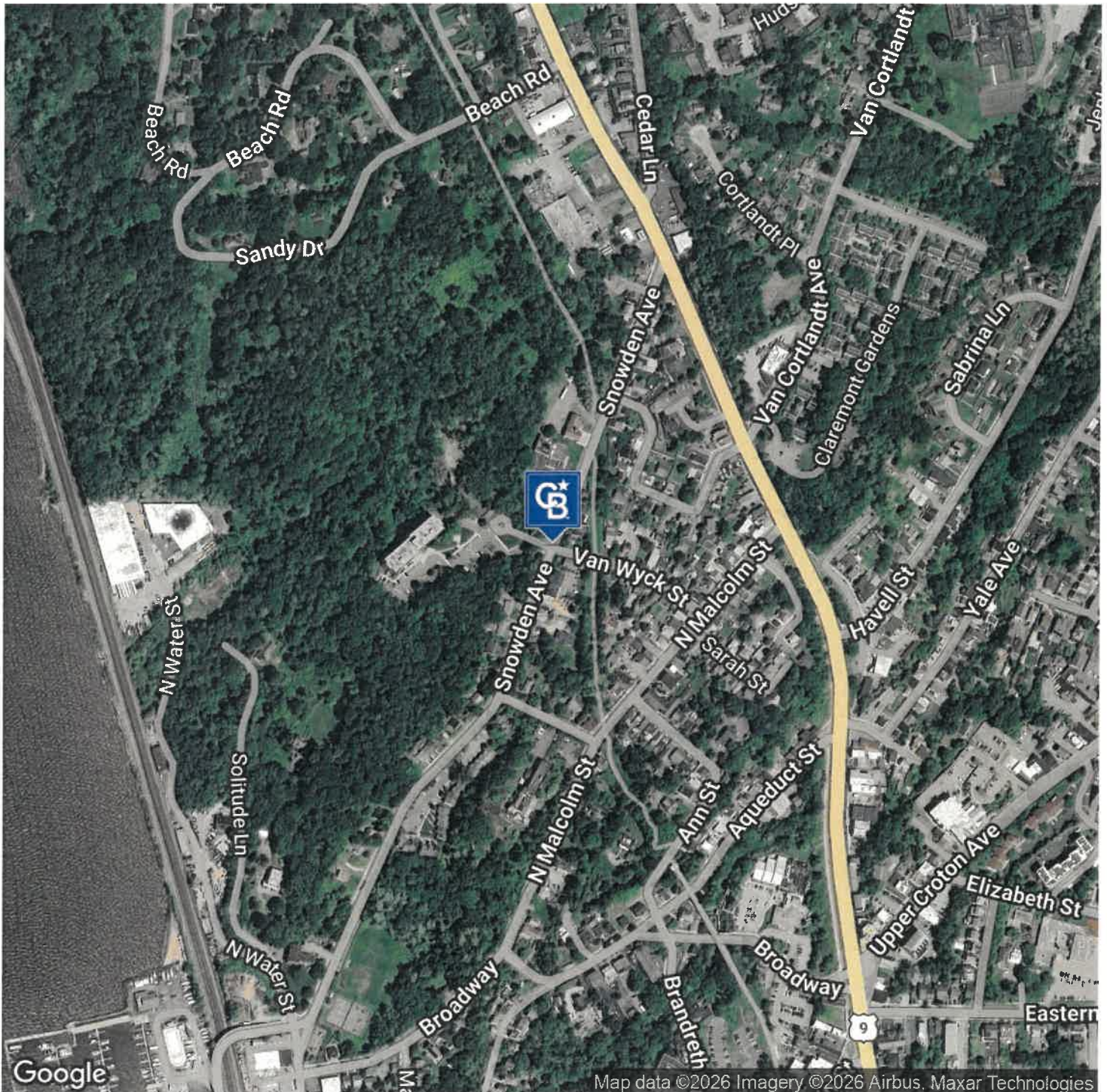
Barry Synnott
(914) 907-5487



SALE

RIVERWALK RESIDENCES

Snowden Ave/Van Wyck Street Ossining, NY 10562



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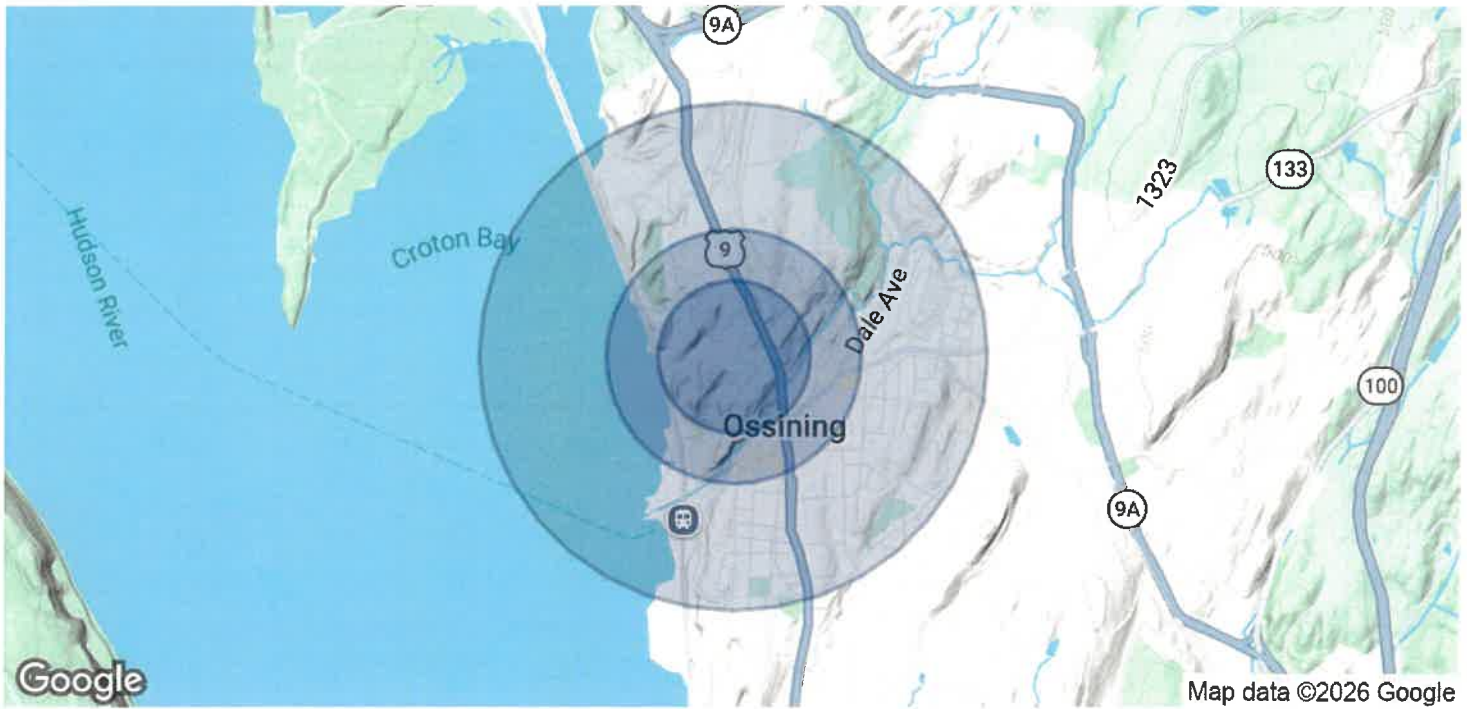


**COLDWELL BANKER
COMMERCIAL**
NRT

SALE

RIVERWALK RESIDENCES

Snowden Ave/Van Wyck Street Ossining, NY 10562



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| 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 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| 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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