

**FOR  
SALE**

# 279 N WASHINGTON STREET ATHENS, NY

## **HUDSON VALLEY DEVELOPMENT OPPORTUNITY**



### **+/-89.42 ACRES LOCATED IN SOUGHT AFTER ATHENS**

CURRENTLY ZONED FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL  
PRELIMINARY CONCEPT APPROVAL FOR 1ST PHASE 18 LOT  
RESIDENTIAL SUBDIVISION

PUBLIC WATER & SEWER

LOCATED IMMEDIATELY OFF THE HUDSON RIVER'S WEST BANK  
MINUTES TO HISTORIC DOWNTOWN ATHENS AND CITY OF HUDSON  
NUMEROUS RESTAURANTS, BARS, BREWERIES & WINERIES NEARBY  
ADJACENT TO SLEEPY HOLLOW RESORT-STYLE LAKEFRONT COMMUNITY  
CENTRALLY LOCATED TO ALBANY & NYC

+/-15 MINUTES TO AMTRACK STATION AND NYS THRUWAY

+/-2 MINUTES TO ATHENS BOAT LAUNCH (+/-1/4 MILE)

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**RUDY R. LYNCH, CCIM**  
Associate Real Estate Broker  
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[Rudy@CarrowRealEstate.com](mailto:Rudy@CarrowRealEstate.com)

**KYLE J. BRADLEY, CPA**  
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**FOR SALE**

**\$1,200,000**

**\$13,419 PER ACRE**

 **Carrow**

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## ATHENS, NY

### EXECUTIVE SUMMARY

## THE OPPORTUNITY

Carrow Real Estate Services has been exclusively retained to facilitate the sale of a truly unique investment opportunity located in the heart of upstate New York's majestic Hudson Valley.

279 North Washington Street offers +/-89.42 acres of pristine land prime for development and positioned only a stone's throw from the scenic Hudson River within the increasingly popular upstate destination of the historic waterfront village of Athens.

Located just minutes from the Hudson Amtrack station and NYS I-87, the Property offers easy access to both Albany and NYC.

The Property's current zoning allows for single-family and two-family residential construction with municipal water and sewer located at the street. Other allowable uses include multifamily, senior housing, and many others through a special use permit.

In addition to a multitude of development options, the Property also offers a buyer the opportunity to create a truly spectacular private estate or secluded family compound with breathtaking Hudson River views and access provided by a public boat launch just seconds away.

With all the Property has to offer, this is without question a once-in-a-lifetime opportunity to acquire such a well-located land parcel of this magnitude.

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## ATHENS, NY

ATHENS,  
NEW YORK

### HISTORIC RIVER VILLAGE

The Village of Athens sits on the west bank of the Hudson River, four miles north of the Rip Van Winkle Bridge in Greene County. First settled in the late 17th century, the village, a port on the Hudson-Athens Ferry, became a thriving hub for shipbuilding, brick making and ice harvesting. The small and friendly community is made up of an eclectic group of artisans, business people, and families who all enjoy the beauty of this historic area and the essence of village life.



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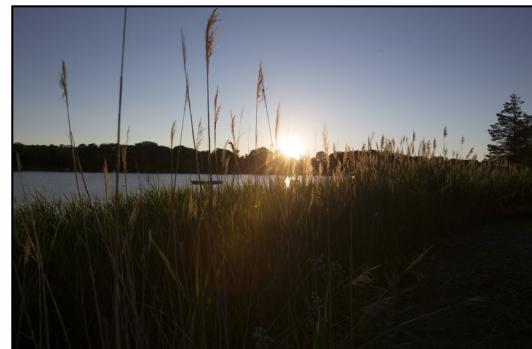
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# 279 N WASHINGTON STREET

## ATHENS, NY

### LOCAL ATTRACTI0NS

- +/-2 MINUTES TO ATHENS BOAT LAUNCH (+/-1/4 MILE)
- +/-3 MINUTES TO HISTORIC DOWNTOWN ATHENS
- +/-10 MINUTES TO BOTH CATSKILL & COXSACKIE YACHT CLUB & MARINA
- +/-15 MINUTES TO THE CITY OF HUDSON
- +/-15 MINUTES TO AMTRACK STATION & NYS THRUWAY EXIT 21A
- +/-30 MINUTES TO WYNDHAM AND HUNTER MOUNTAIN SKI RESORT
- +/-30 MINUTES TO NYS CAPITAL: ALBANY, NY
- NUMEROUS GOLF COURSES NEARBY
- SEASONAL FERRY CONNECTING ATHENS & HUDSON
- ADJACENT TO HISTORIC BRICK ROW RESIDENTIAL COMMUNITY
- ADJACENT TO SLEEPY HOLLOW RESORT-STYLE LAKEFRONT COMMUNITY



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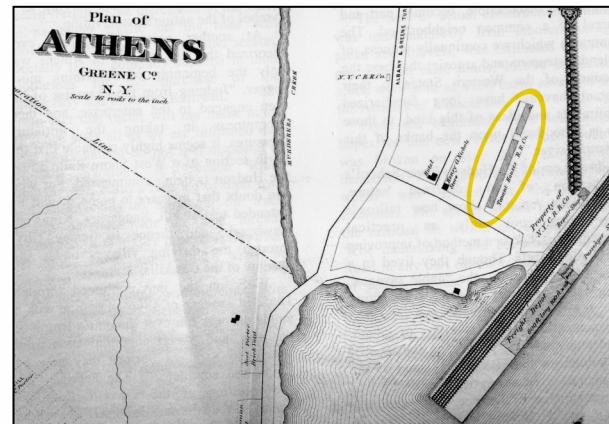
# 279 N WASHINGTON STREET

## ATHENS, NY

ATHENS,  
NEW YORK

### HISTORIC BRICK ROW

The thirty Italianate townhouses that comprise Brick Row were built in 1866 for the employees of the newly constructed Saratoga and Hudson Railroad, whose terminal was located directly behind the houses on the Hudson River. The short-lived railroad ceased its operations in 1876, when its terminal and adjacent docks were destroyed in a massive fire. The only structures that survived the fire were the houses of Brick Row. Today, the neighborhood is the only 19th century workers' housing development still standing in Greene County, and it still looks much like it did a hundred years ago. *Visit [www.historicbrickrow.org](http://www.historicbrickrow.org) to learn more.*



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ATHENS, NY

NORTHERN  
VIEW



SOUTHERN  
VIEW



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ATHENS, NY

PARCEL  
MAP



HUDSON  
RIVER



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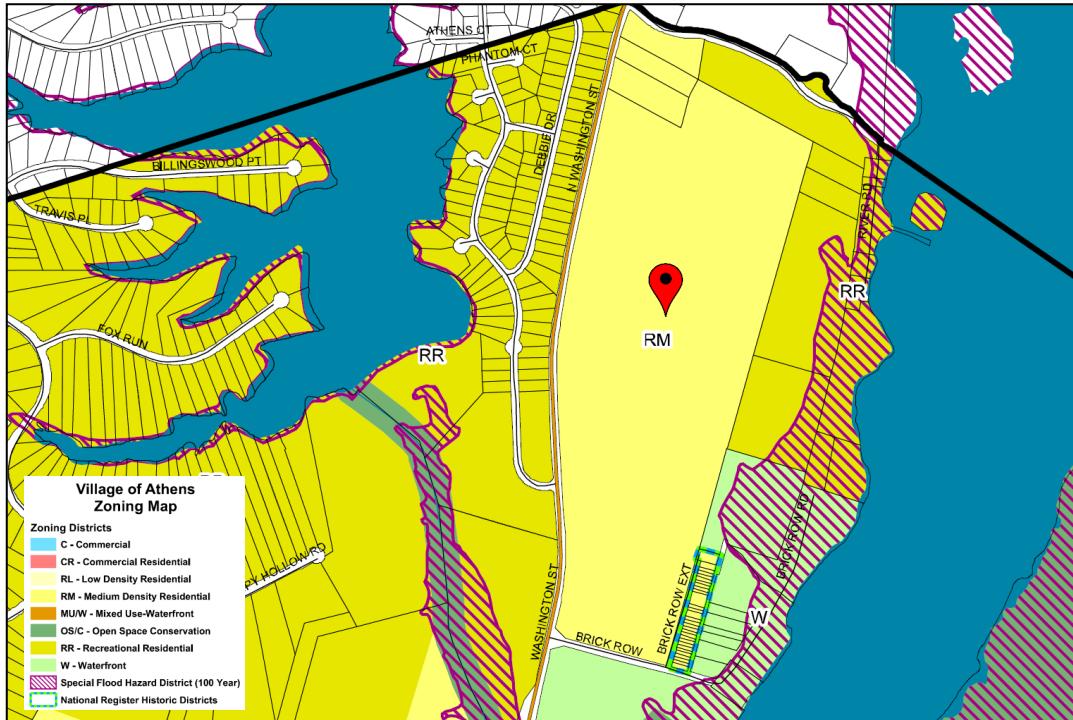
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## ATHENS, NY

ZONING  
(RM)  
MEDIUM  
DENSITY  
RESIDENTIAL



### (RM) MEDIUM DENSITY RESIDENTIAL DISTRICT

PERMITTED USES INCLUDE SINGLE-FAMILY & TWO-FAMILY

OTHER ALLOWABLE USES INCLUDE MULTIFAMILY, TOWNHOUSE,  
PROFESSIONAL OFFICE, SENIOR HOUSING, ASSISTED LIVING FACILITY,  
SCHOOL & RELIGIOUS FACILITY BY SPECIAL USE PERMIT

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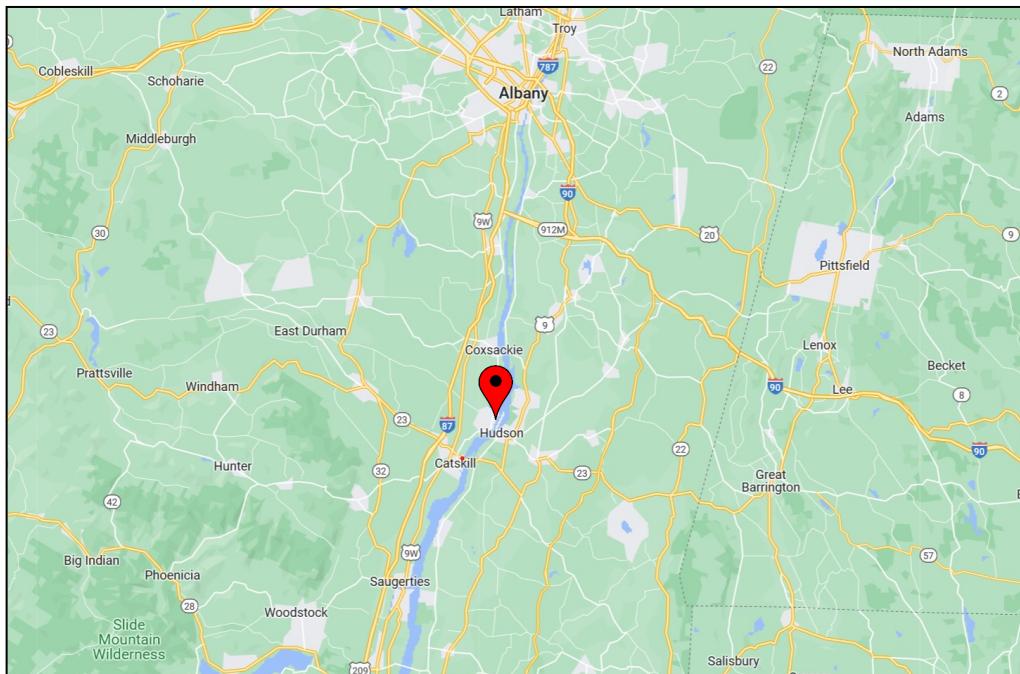
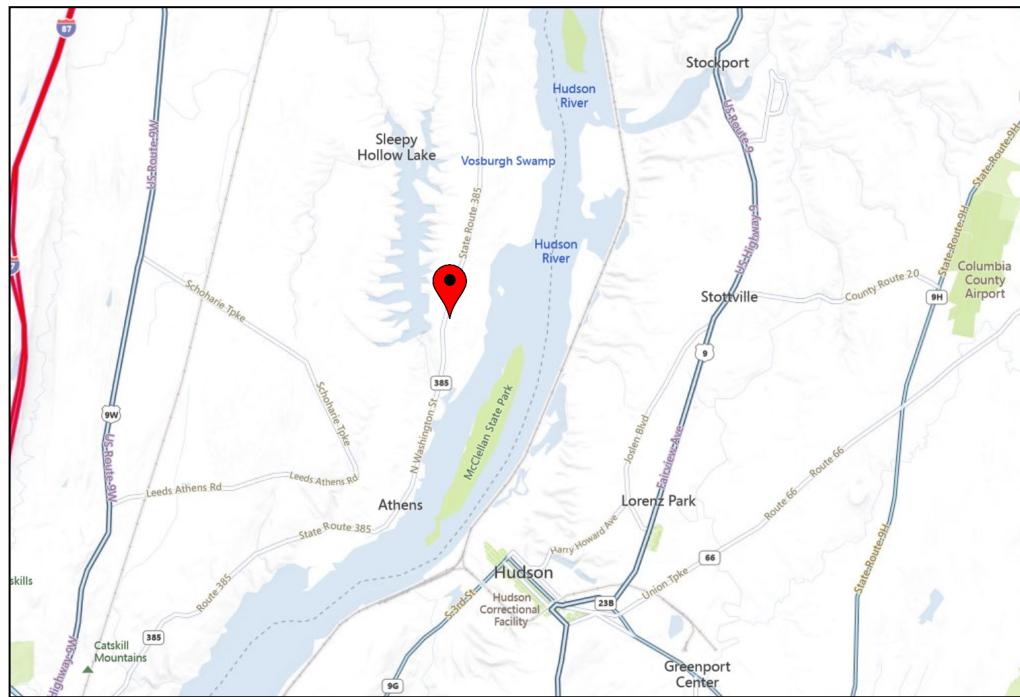
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### LOCATION



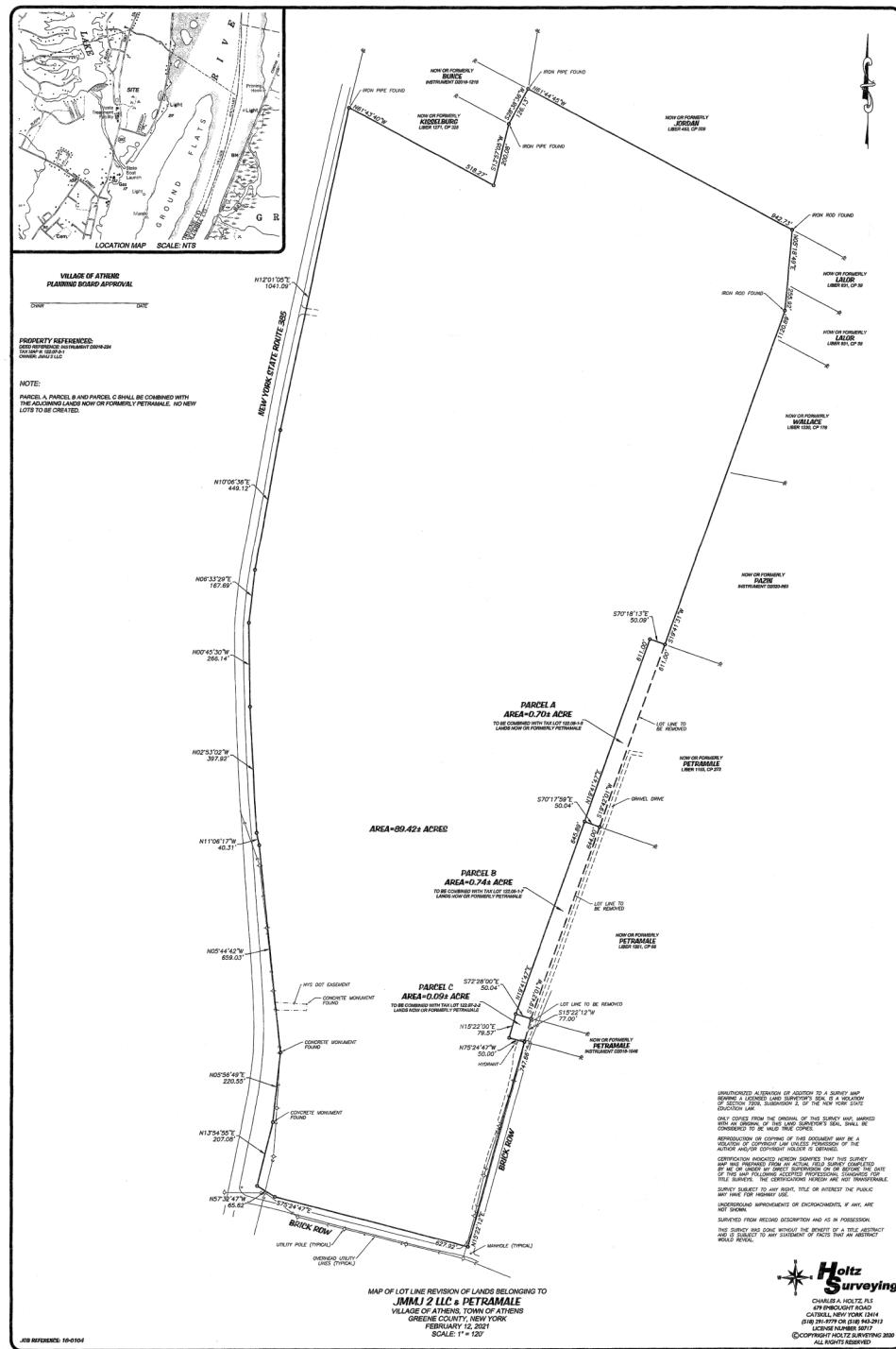
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## SURVEY



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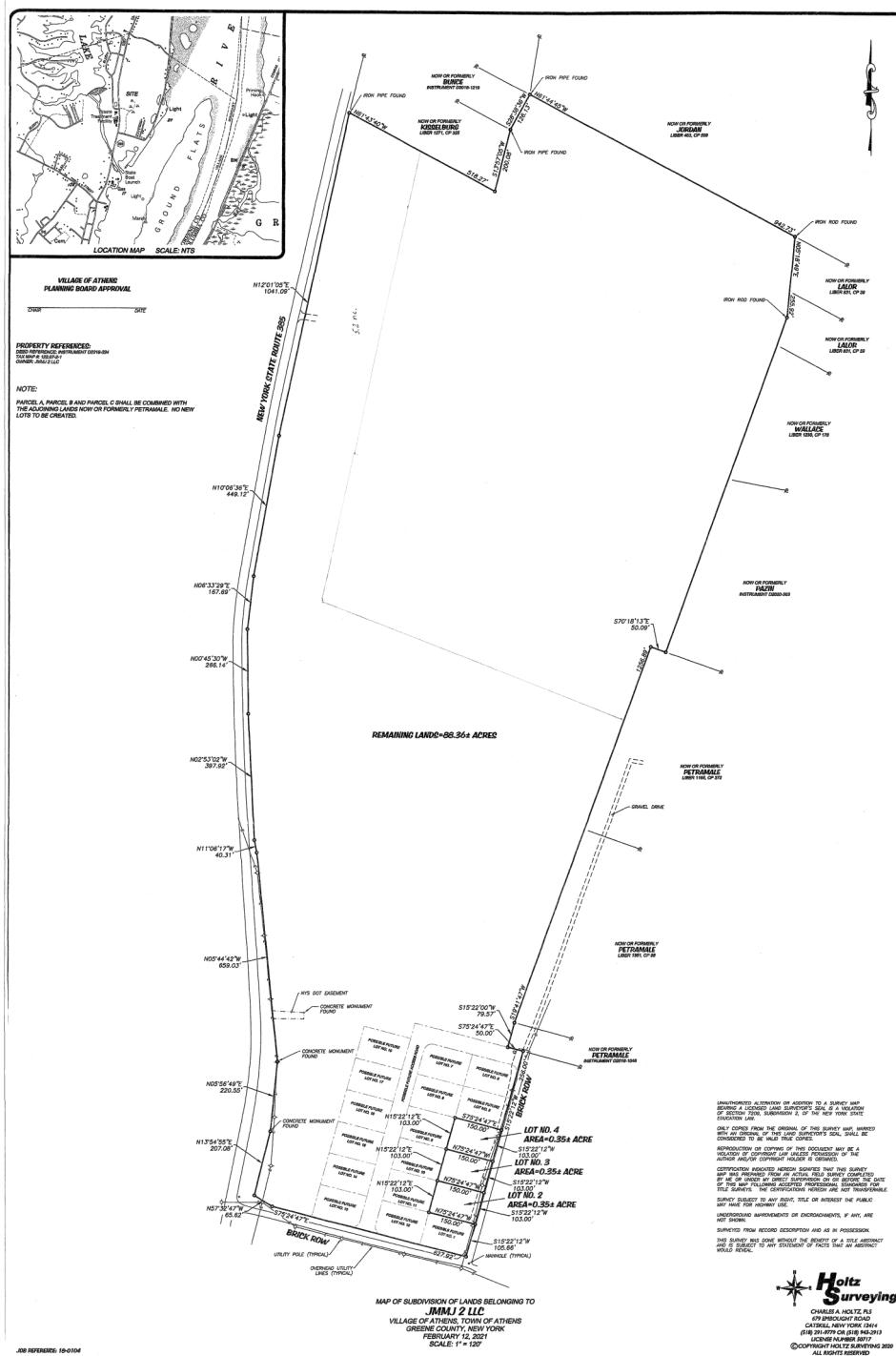
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PRELIMINARY  
CONCEPT  
APPROVAL  
18 LOT  
SUBDIVISION



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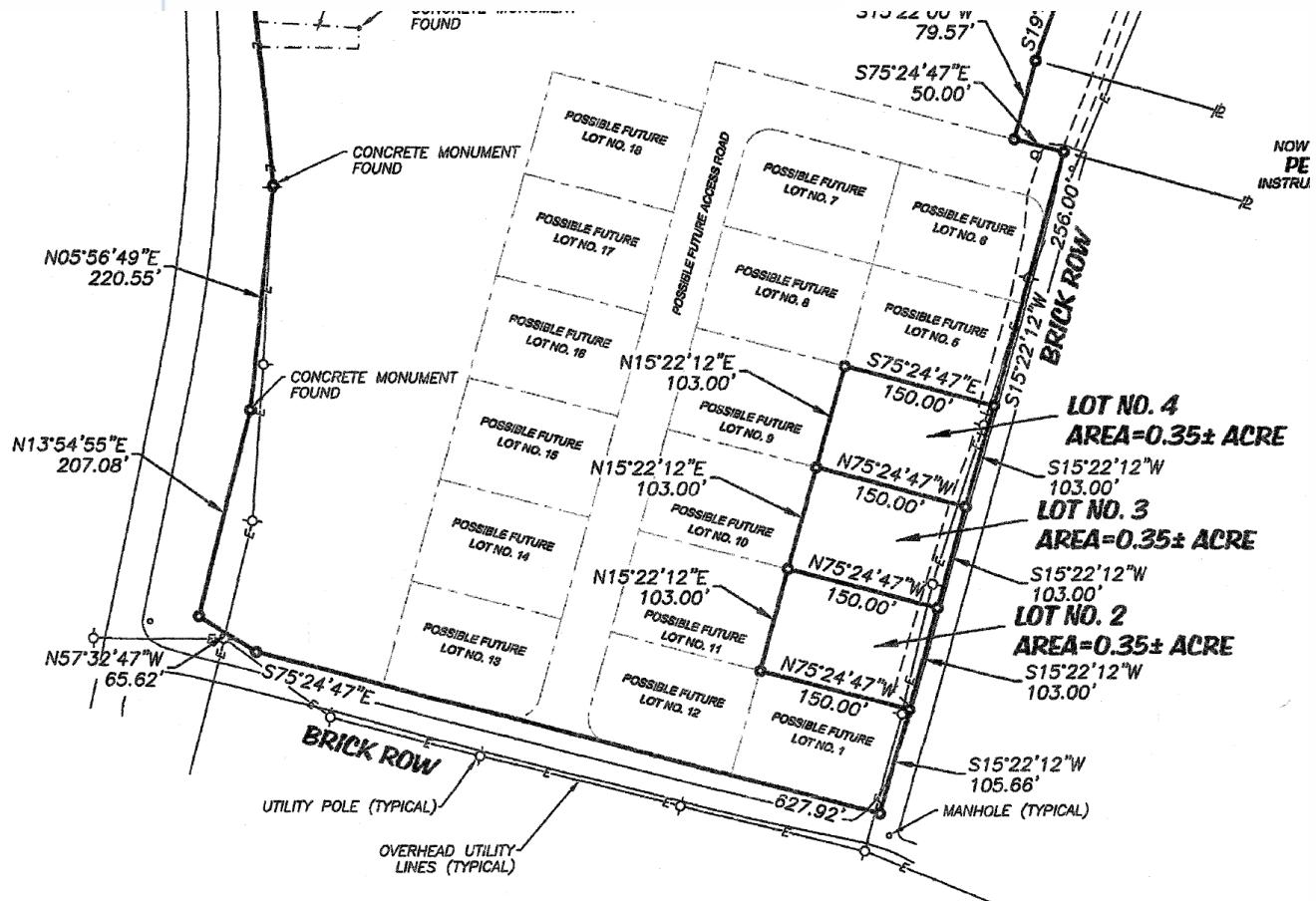
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