



**113 S. WATER STREET
GREENWICH, CT**

**0.10 ACRE
DEVELOPABLE LOT**

DEAL CONTACT



MATT CAWLEY
PRESIDENT
917-946-5425
matt.cawley@nationalmultifamily.com
CT License: REB.0791595

TABLE OF CONTENTS

Investment Overview & Highlights	03
Location Summary	04
Property Overview	05
Additional Photos	06
Property Survey	07
Disclaimer & Disclosure	08
National Multifamily & Connecticut Team	09

INVESTMENT OVERVIEW & HIGHLIGHTS

National Multifamily is pleased to present a 0.10-acre developable lot located at 113 S. Water Street in Greenwich, CT (Lot Unique ID: 04-16551S). Currently the lot is used for surface level off-street parking and a garden for the residents of an apartment building located directly south of the parcel. The apartment building is also known as 113 S. Water Street and is not included with the sale of the land parcel.

The lot is well situated with S. Water Street frontage and river views. The site is walking distance to downtown Byram which has seen an increase in restaurants and shopping move into Mill Street. Additionally, the lot is located right across the river from Downtown Port Chester which is undergoing a massive building boom.

The property is located in the R-6 and Coastal Overlay Zone in the Town of Greenwich. Building zoning regulations for the Town of Greenwich can be found: [Building Zone Regulations - Full Version August 2023 \(PDF\)](#)



\$300,000
ASKING PRICE



0.10
ACRE SITE



R-6 & COASTAL OVERLAY
CURRENT ZONING



LOCATION SUMMARY

GREENWICH

Located along the Long Island Sound in Fairfield County, Greenwich is one of the wealthiest cities in the entire United States. It is the tenth most populous city in Connecticut with a 2020 population count of 63,518. It is approximately 30 miles north of Manhattan with access to New York City via car (I-95/Merritt Parkway) or train (Metro-North Railroad).

The property is in the Byram neighborhood of Greenwich and is walking distance to Downtown Port Chester which has seen a recent development boom. The property is just 0.7 miles from the Port Chester Metro-North Station with access to Grand Central in Midtown Manhattan in under 45 minutes. Additionally, the property sits across from the Byram River and is just down the hill award winning New Lebanon Elementary school that opened its new state of the art building in 2019.

Due to its proximity and being the first municipality across the border of New York, Greenwich has established itself into a hedge fund and financial services hub filled with fine dining and shopping. Along with the economic base in Greenwich itself, residents have easy access to multiple large business hubs of Stamford (8 Miles), White Plains (9 Miles), and New York City (30 Miles).



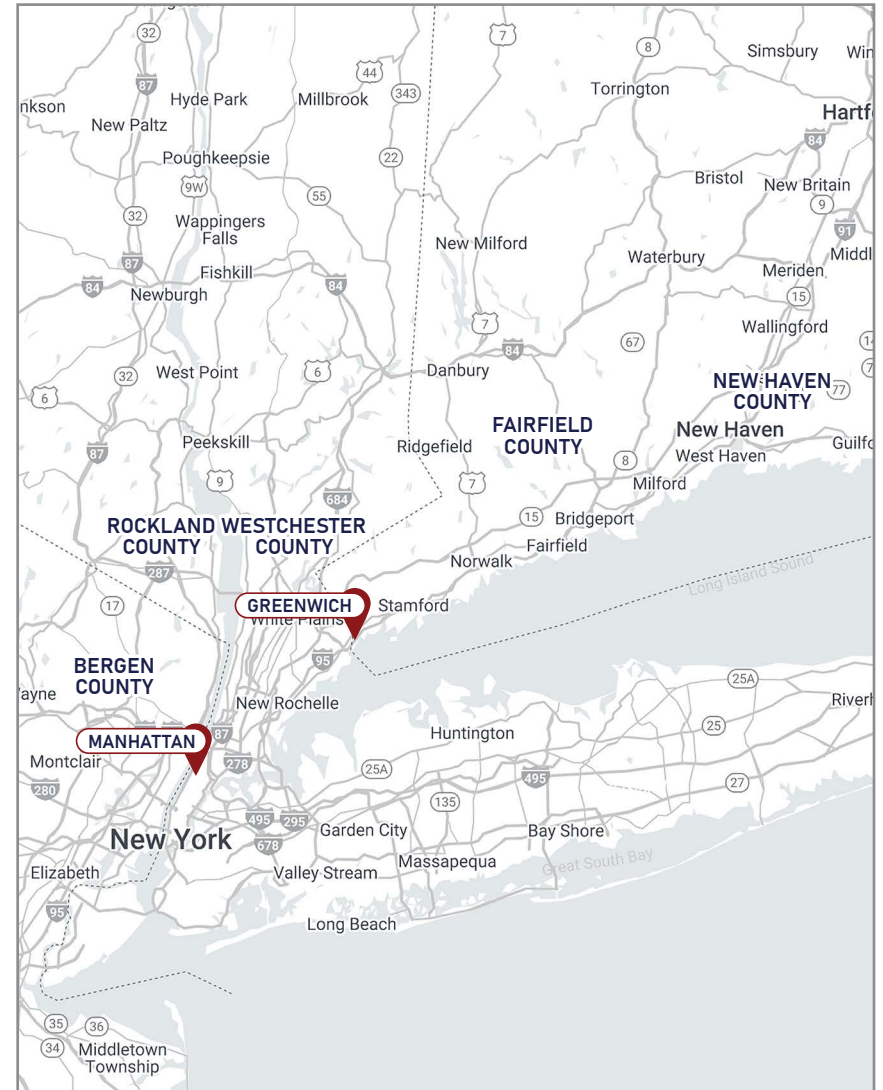
**30 MILES
NORTH OF MANHATTAN**



**63,518
POPULATION**



**HEDGE FUND &
FINANCIAL SERVICES HUB**



PROPERTY OVERVIEW

ADDRESS

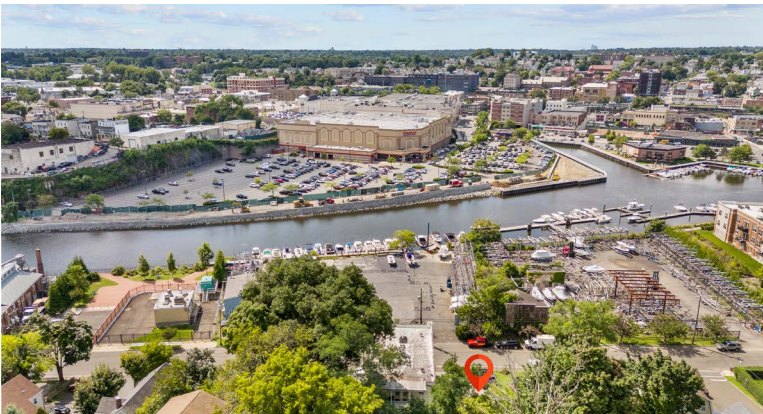
Street	113 S. Water Street
Unique ID	04-1655/S
City	Greenwich
State	CT
Zip Code	06830

THE PROPERTY

Lot Size	0.10 Acres
Off-Street Parking	4
Zoning	R-6
Coastal Overlay Zone	Yes



ADDITIONAL PHOTOS





National Multifamily Corp. has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchasers may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchases may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the property by National Multifamily Corp. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expression of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

This Offering Memorandum may be used by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of National Multifamily Corp. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

PRIMARY DEAL CONTACT



MATT CAWLEY
PRESIDENT

917-946-5425

Matt.Cawley@nationalmultifamily.com

CT License: REB.0791595

ABOUT NATIONAL MULTIFAMILY

National Multifamily exclusively focuses on the investment sales of multifamily and mixed-use properties. The company is based in New York and was launched by Matt Cawley in 2022. In addition to being licensed in New York, both President Matt Cawley and the company are additionally licensed in the states of Connecticut, Rhode Island, Massachusetts, New Hampshire, New Jersey, Pennsylvania, Colorado, Florida, Georgia, South Carolina, & North Carolina.

