



For Sale



\$925,000



Land



Built in 1940



1,268 SF



6,856 SF

Cliffside Park, New Jersey

PROPOSED: Bergen County Duplex Development Opportunity

Presented by

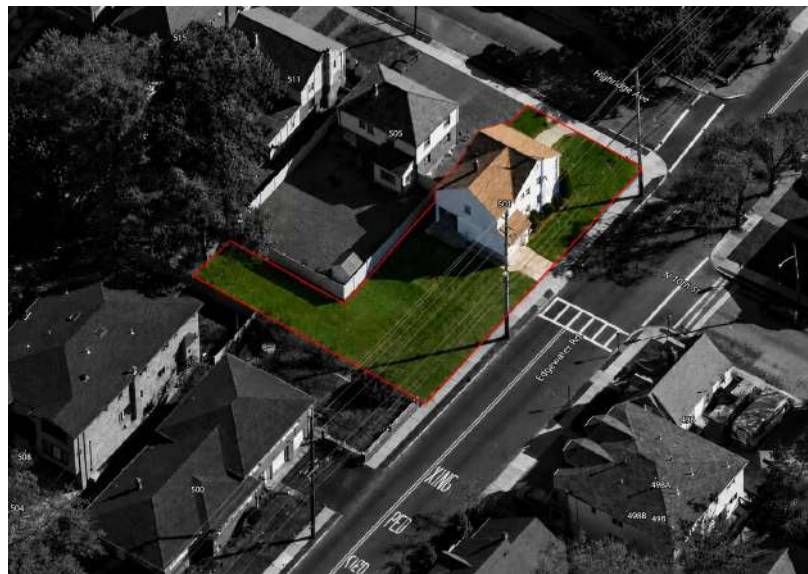
Bruce Elia Jr.

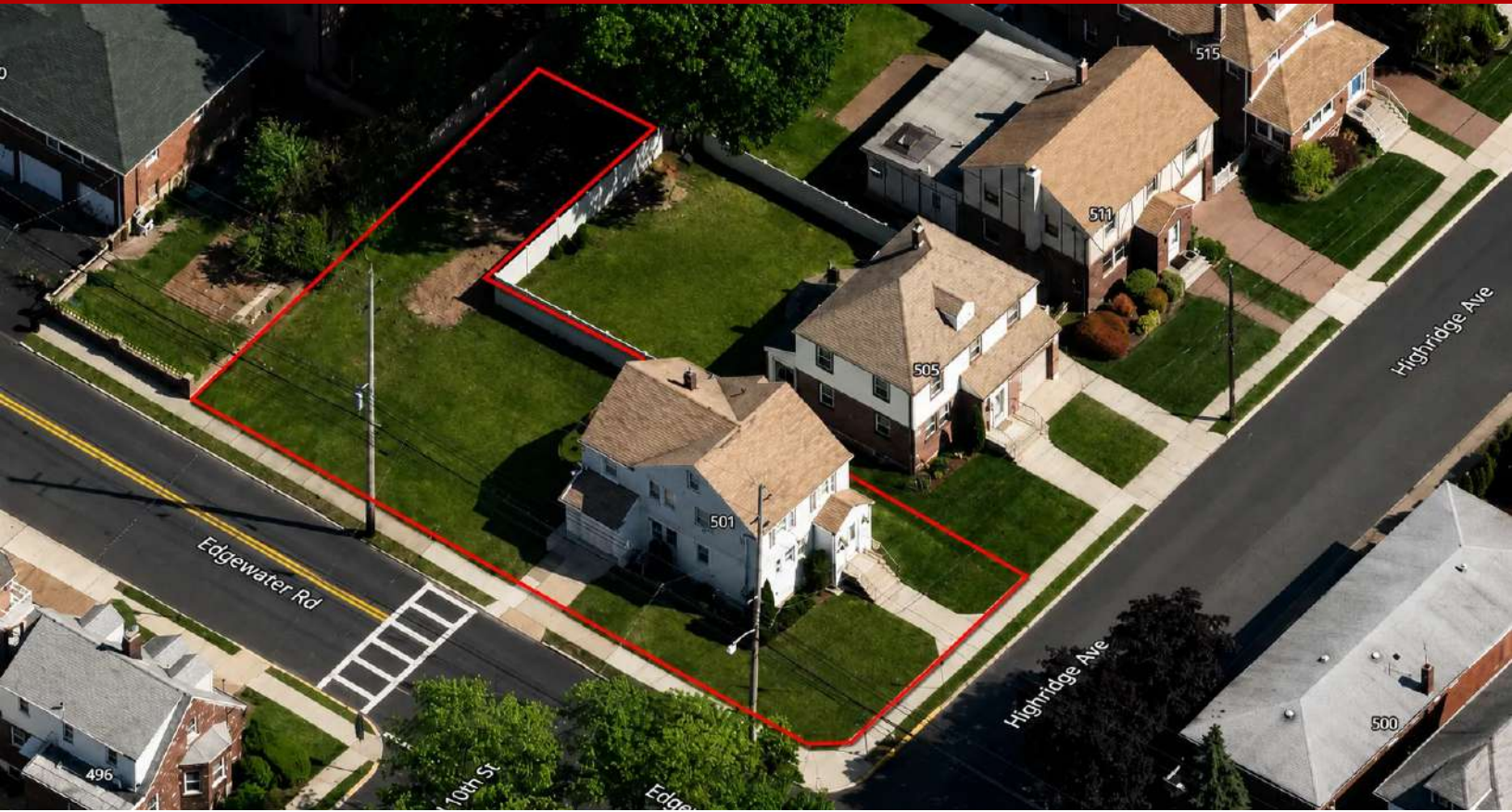
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NJ #0893523



KW Commercial
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

Property Photos





Property Description

Oversized buildable lot in Cliffside Park, NJ, being positioned for a duplex builder as a proposed duplex build opportunity, subject to approvals. The combined site (Block 1401, Lots 22 and 23) totals 6,856 SF, with strong residential development potential in the cliffs of Cliffside Park — a safe, weather-reduced area. NYC bus, drive, ferry, and train access are all within approximately a 10-minute drive. The existing free-standing 2.5-story wood structure was built in 1940 and sits in an R-2 zone. Utilities include cooking gas in place, with separate electric, gas, and water. No sprinklers, no HVAC, and no rail access.

Property Highlights

- Proposed duplex development opportunity, subject to approvals
- Oversized buildable lot – combined 6,856 SF SF
- Block 1401, Lots 22 and 23 in Cliffside Park, NJ (R-2 zoning)
- Existing free-standing wood building, 2.5 floors, built 1940
- NYC bus, drive, ferry, and train access all within ~10-minute drive
- Combined annual taxes: \$10,997

Offering Summary

Sale Price:	\$925,000
Number of Units:	1
Lot Size:	6,856 SF
Approved:	No
Zoning:	R-2

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,230	5,612	21,168
Total Population	3,769	15,655	53,770
Average HH Income	\$118,451	\$115,883	\$128,107



Cliffside Park Duplex Development Opportunity

501 Highridge Avenue + 461 Edgewater Road | Buyer Snapshot | Luxury attached townhouse concept



Rare Duplex Buildable Lot

Two contiguous Cliffside Park parcels totaling +/- 6,856 SF create a compact luxury duplex / attached townhouse redevelopment thesis.

BUYER TO VERIFY ZONING, SETBACKS, VARIANCES, DEMO + FINAL APPROVALS



Offering Price

\$975,000



Assembled Site

+/- 6,856 SF



Concept Plan

2 Luxury Units



Projected Sell-Out

\$2.60M

Property Facts

Parcel	Lot SF	Use	Bldg SF	2025 Tax
501 Highridge	4,499.75	Residential	1,268	\$9,387
461 Edgewater	2,356.25	Vacant land	0	\$1,611
Combined	6,856.00	Assemblage	1,268	\$10,998

Buyer Value Thesis

Resale / Unit

\$1.30M

Total Sell-Out

\$2.60M

Value Spread*

\$1.625M

- Luxury end-user product:** Modern attached duplex/townhouse concept positioned for premium Cliffside Park resale demand.
- Clean due diligence flags:** Reports show FEMA Zone X / no SFHA and no apparent DEP Wetlands or Tidelands.
- Clear upside narrative:** Acquire at \$975,000 and create two saleable units at roughly \$1.30M each.

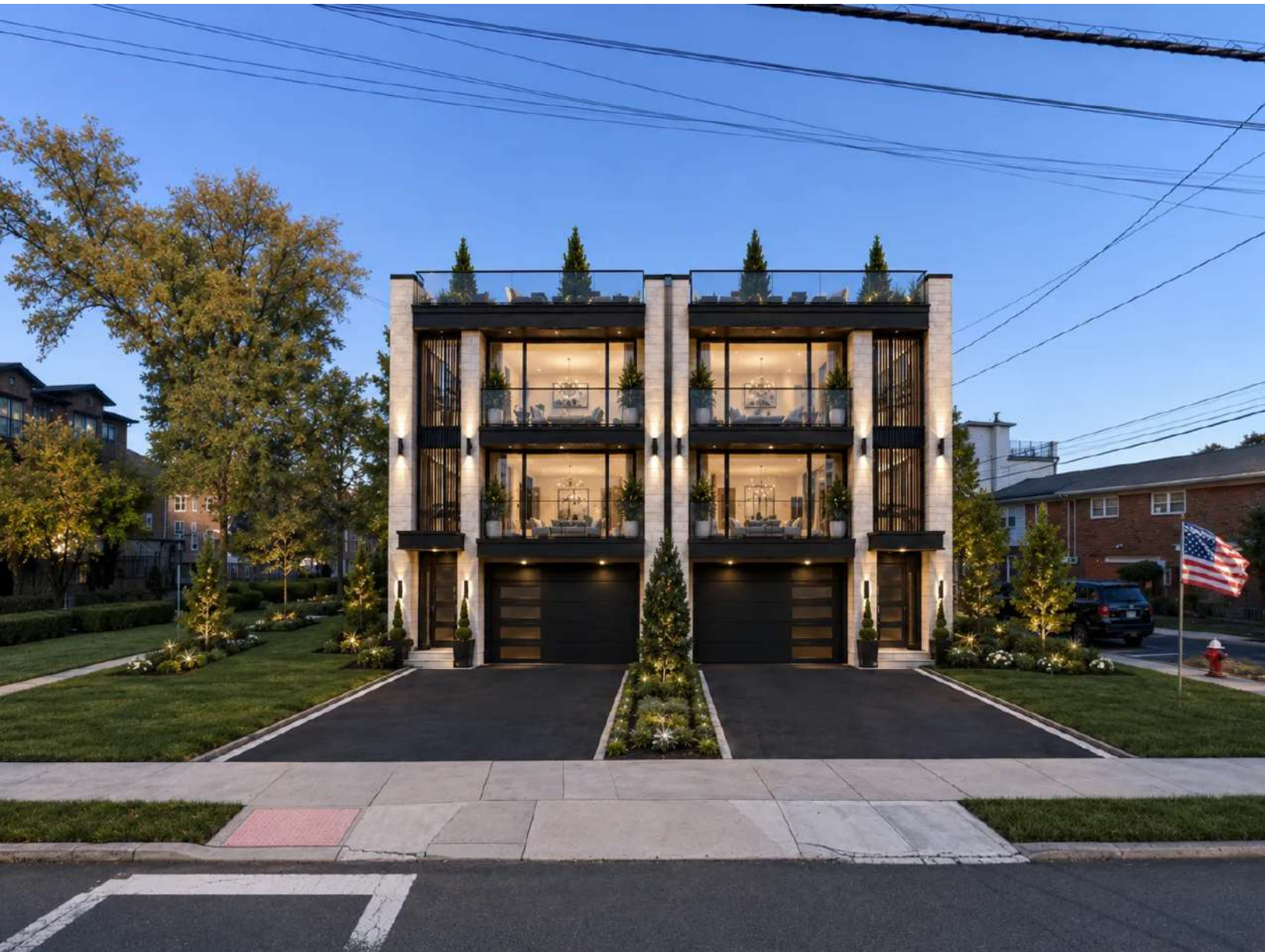
Conceptual snapshot only. Buyer to independently verify zoning, approvals, feasibility, costs, dimensions, taxes and resale values.

Prepared by Bruce Elia Jr. | ERG | KW Commercial



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Building Name	PROPOSED: Bergen County Duplex Development Opportunity
Property Type	Land
Property Subtype	Residential
APN	Block 1401, Lots 22 & 23
Building Size	1,268 SF
Lot Size	6,856 SF
Year Built	1940
Number of Floors	2
Number of Lots	2
Free Standing	Yes
Number of Buildings	1

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- Oversized buildable lot – combined 6,856 SF SF
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- Existing free-standing wood building, 2.5 floors, built 1940
- Cooking gas in place; separate electric, gas, and water
- NYC bus, drive, ferry, and train access all within ~10-minute drive
- Combined annual taxes: \$10,997



LOCATION SURVEY		501 HIGHRIDGE AVENUE		
		BOROUGH OF CLIFFSIDE PARK, NEW JERSEY		
SCALE : 1 IN = 20 FT	DATE : DECEMBER 9, 2003	JOB # : 22120	TITLE # : 03-1141	BY: HDC

Edgewater Road 50'
 (Edgewater Avenue per Filed Map)

Highridge Avenue 50'

THIS SURVEY IS BASED ON DEEDS FURNISHED.
 THIS SURVEY IS FOR TITLE PURPOSES. NOT TO BE USED FOR CONSTRUCTION.
 A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(d)
 SOME IMPROVEMENTS MAY NOT BE SHOWN DUE TO HEAVY SNOW COVER ON DATE OF SURVEY.
 EXACT LOCATION OF DRIVE, PATIO AND WALKS NOT DETERMINED DUE TO HEAVY SNOW COVER ON DATE OF SURVEY.

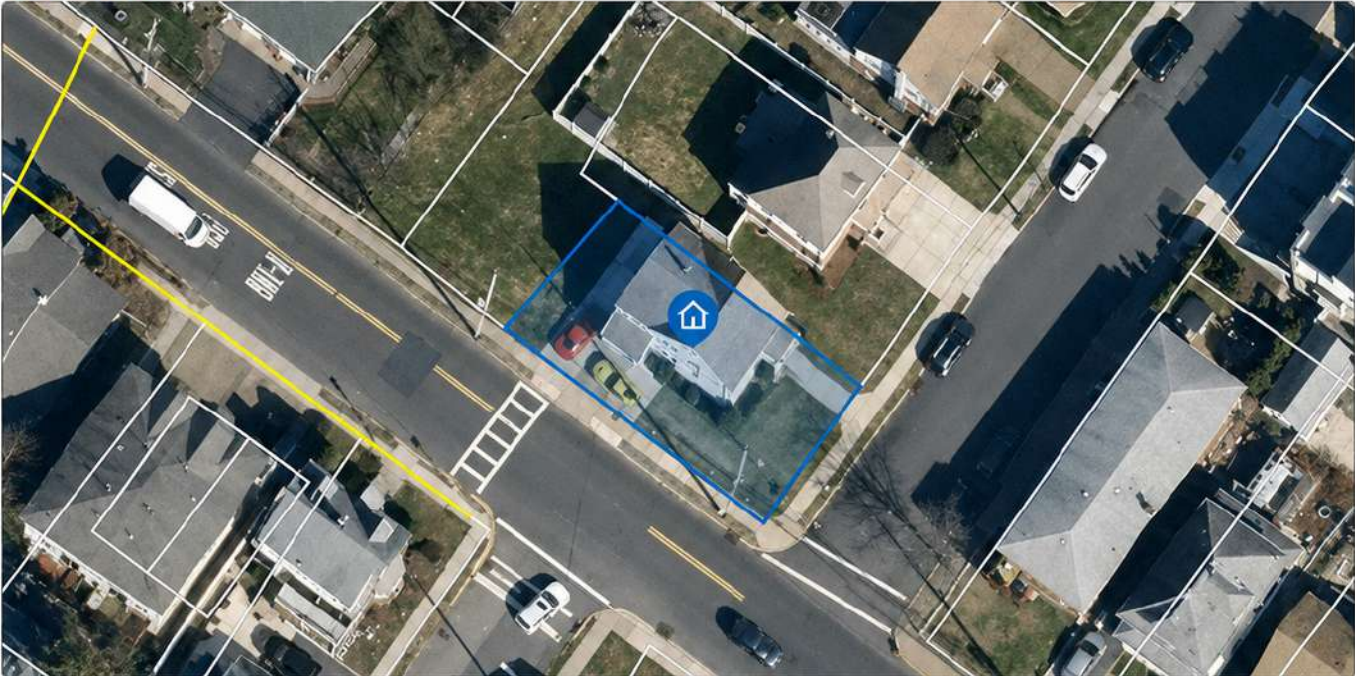
FILED MAP # : 1869	CERTIFIED TO:
FILED DATE : OCTOBER 8, 1923	TITLE EXPRESS ASSOCIATES, INC.
BLOCK : 10 LOT: P/O 20-24 INCL.	NEW JERSEY TITLE INSURANCE COMPANY
T.M. BLOCK : 1401 LOT : 22	HRAIR ZAKARIAN
DBK : 8424 PAGE : 438	FIRST FINANCIAL EQUITIES, INC.
MAP REFERENCE: "MAP OF PROPERTY OF THE GREATER HUDSON DEVELOPMENT CO., BERGEN COUNTY, N.J."	ROBERT A. FORTUNATO, ESQ.
G. CASSETTA & ASSOC. 259-261 QUEEN ANNE RD. BOGOTA, N.J. PHONE NO. 342-3172	 HAROLD D. CARNEGIE N.J.L.S. 17419



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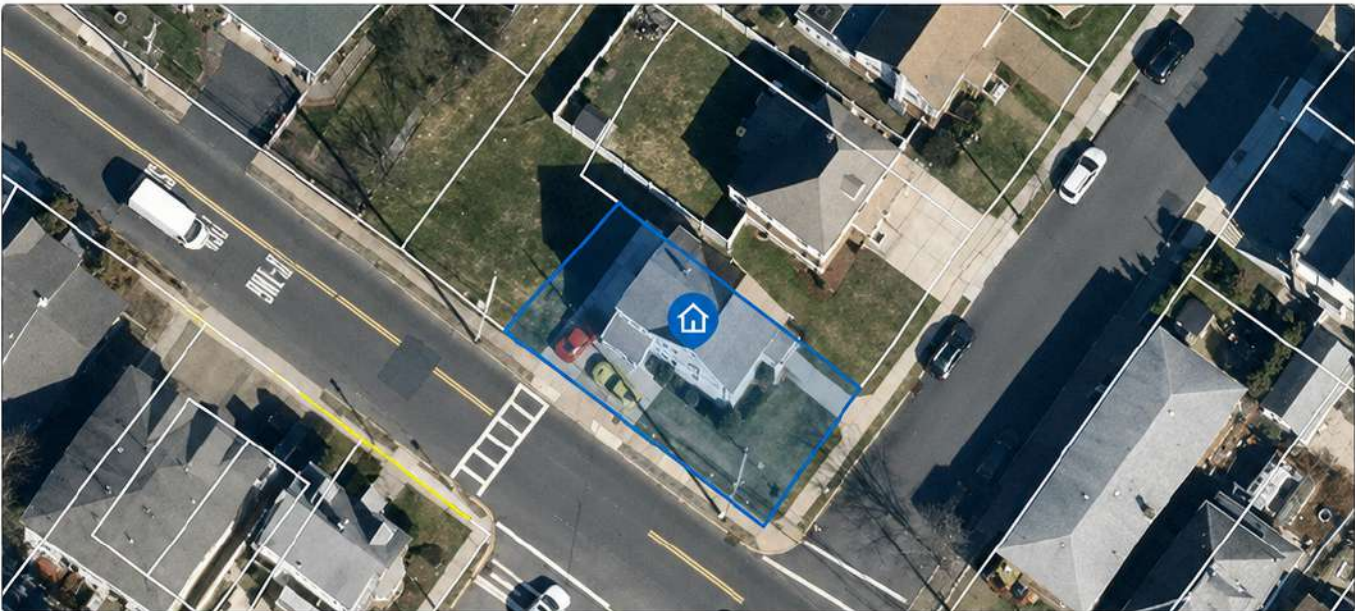


FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.08 (100%)	34003C0278H	No	- Floodway 1% Annual Chance Flood Hazard 0.2% Annual Chance Flood Hazard - Undetermined

DEP Wetlands

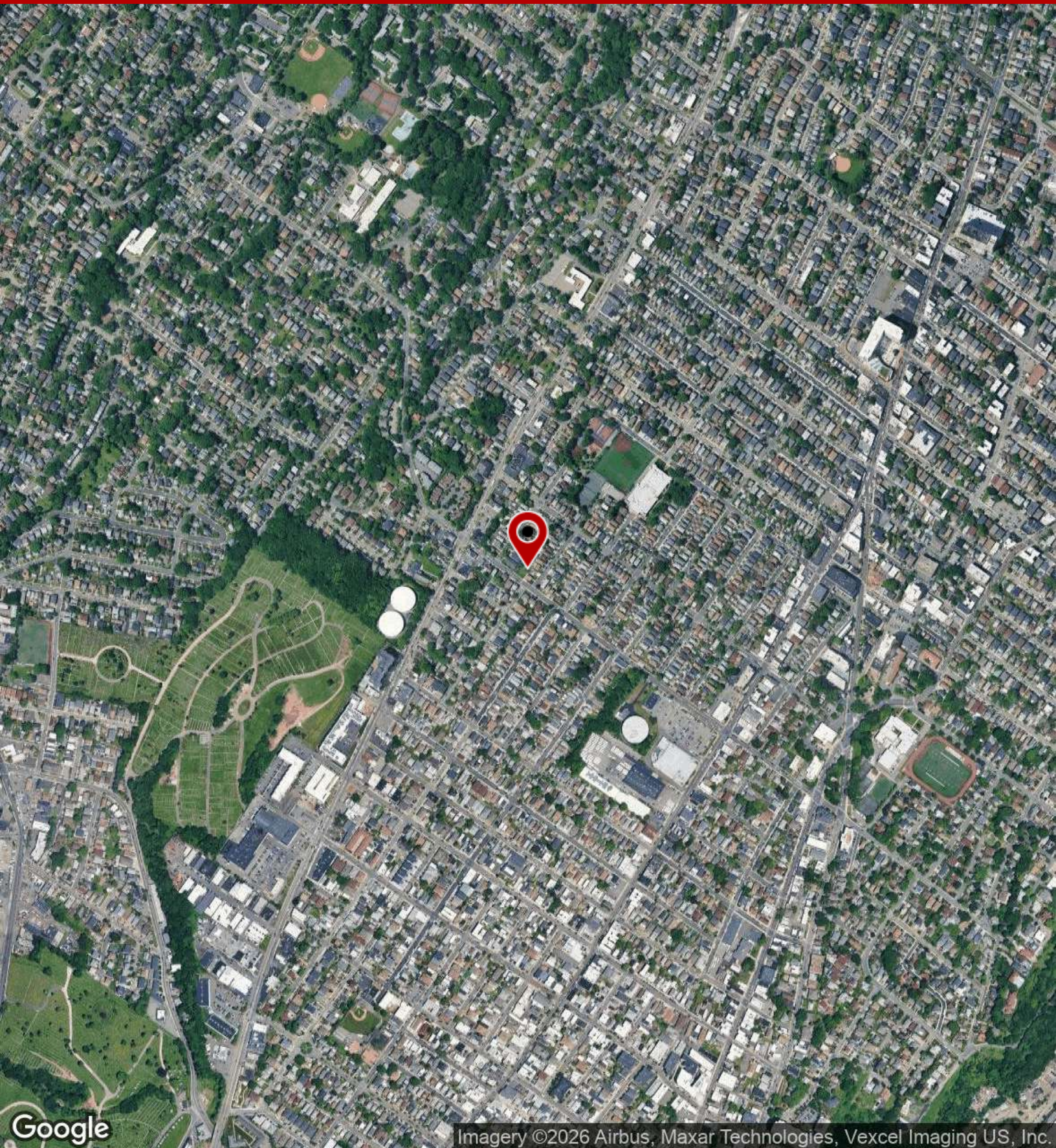


Description	Area
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This parcel does not appear to have any relations with DEP Wetlands

COMP	STATUS	PRICE	LOT SF	HOUSE SF	\$/SF	READ
244 Lincoln Ave	Active	\$999K	2,500	1,747	\$572	range comp
417 Oakdene Ave	Active	\$940K	4,500	2,475	\$380	range comp
281 Marion Ave	Active	\$899K	3,000	1,716	\$524	range comp
17 Laird Pl	UC	\$920K	2,675	1,760	\$523	range comp
210 Day Ave	UC	\$770K	1,999	1,920	\$401	lower proof
219 Cliff St	Sold	\$1.15M	6,425	2,100	\$548	upper comp
376-378 Columbia Ave	Sold	\$1.11M	5,001	2,536	\$438	upper comp
768 Florence Pl	Sold	\$989K	4,199	2,056	\$481	range comp
226 Desoto Pl	Sold	\$865K	5,001	2,000	\$432	range comp
457 Washington Ave	Sold	\$825K	3,698	1,660	\$497	lower proof





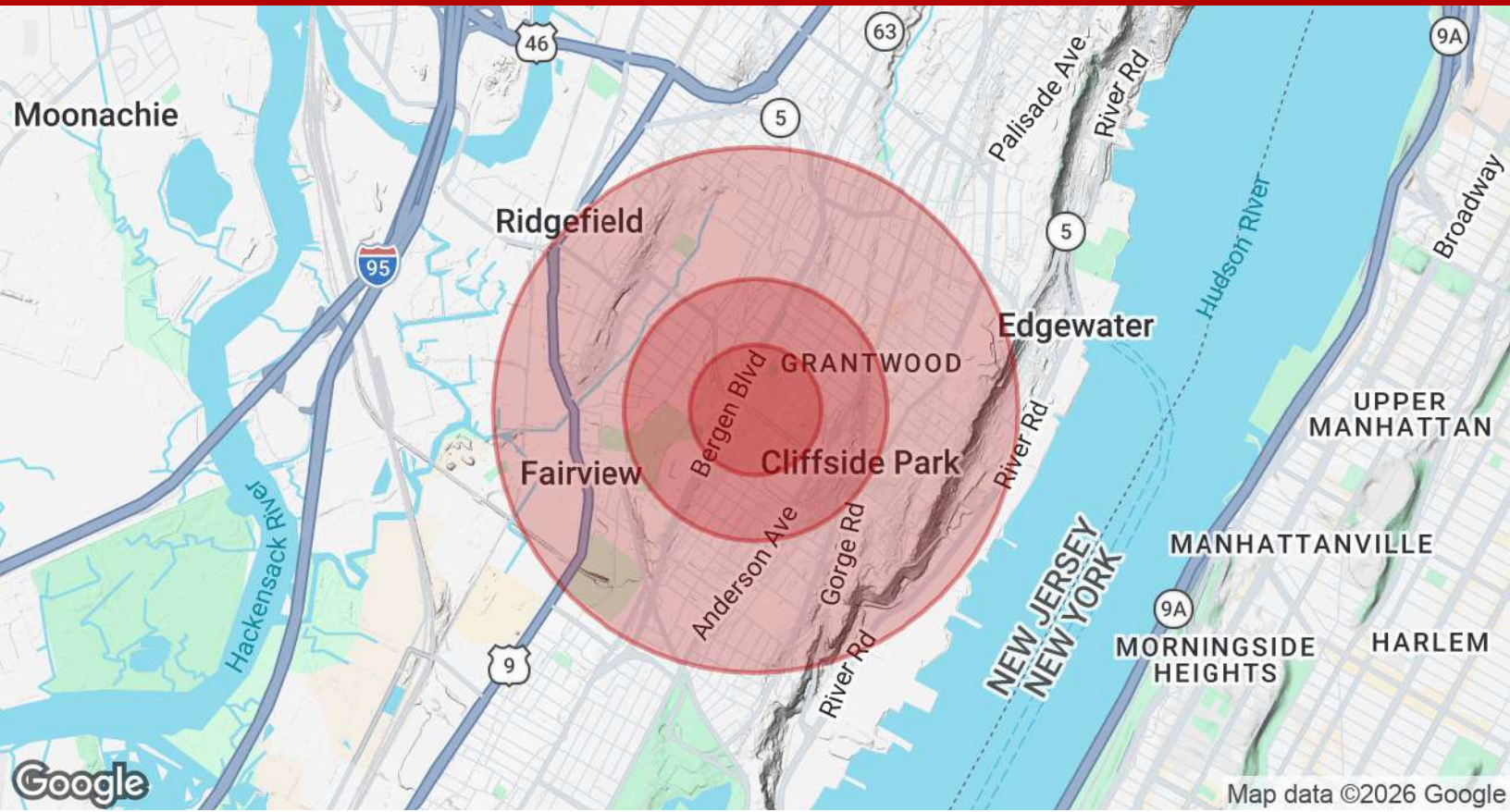
Google

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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,769	15,655	53,770
Average Age	36.5	36.5	40.5
Average Age (Male)	35.2	34.6	40.1
Average Age (Female)	40.3	40.1	43.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,230	5,612	21,168
# of Persons per HH	3.1	2.8	2.5
Average HH Income	\$118,451	\$115,883	\$128,107
Average House Value	\$604,672	\$570,831	\$601,855

2023 American Community Survey (ACS)





Bruce Elia Jr.

Managing Director | Fort Lee

operations@ergteam.com

Direct: **201.917.5884 x701** | Cell: **201.315.1223**

NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

Sales-Associate License - April 2008'

Bachelor Degree - University of New Hampshire - June 2008'

Broker-Associate License - May 2011'

Certified Negotiation Expert (C.N.E.)

Financial Analysis for Commercial Real Estate (C.C.I.M)

Feasibility Analysis for Commercial Real Estate (C.C.I.M)

Financial Modeling for Real Estate Development (C.C.I.M)

RE Development: Acquisitions (C.C.I.M)

Industrial Designation - Financial Analysis (C.C.I.M)

Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

KW Commercial Advertised on 300+ Websites

Premium Level Co-Star, Loopnet, & Crexi Commercial Websites

NJMLS, HCMLS, GSMLS

Eastern Bergen County Board of Realtors

Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500,

Fort Lee, NJ 07024



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