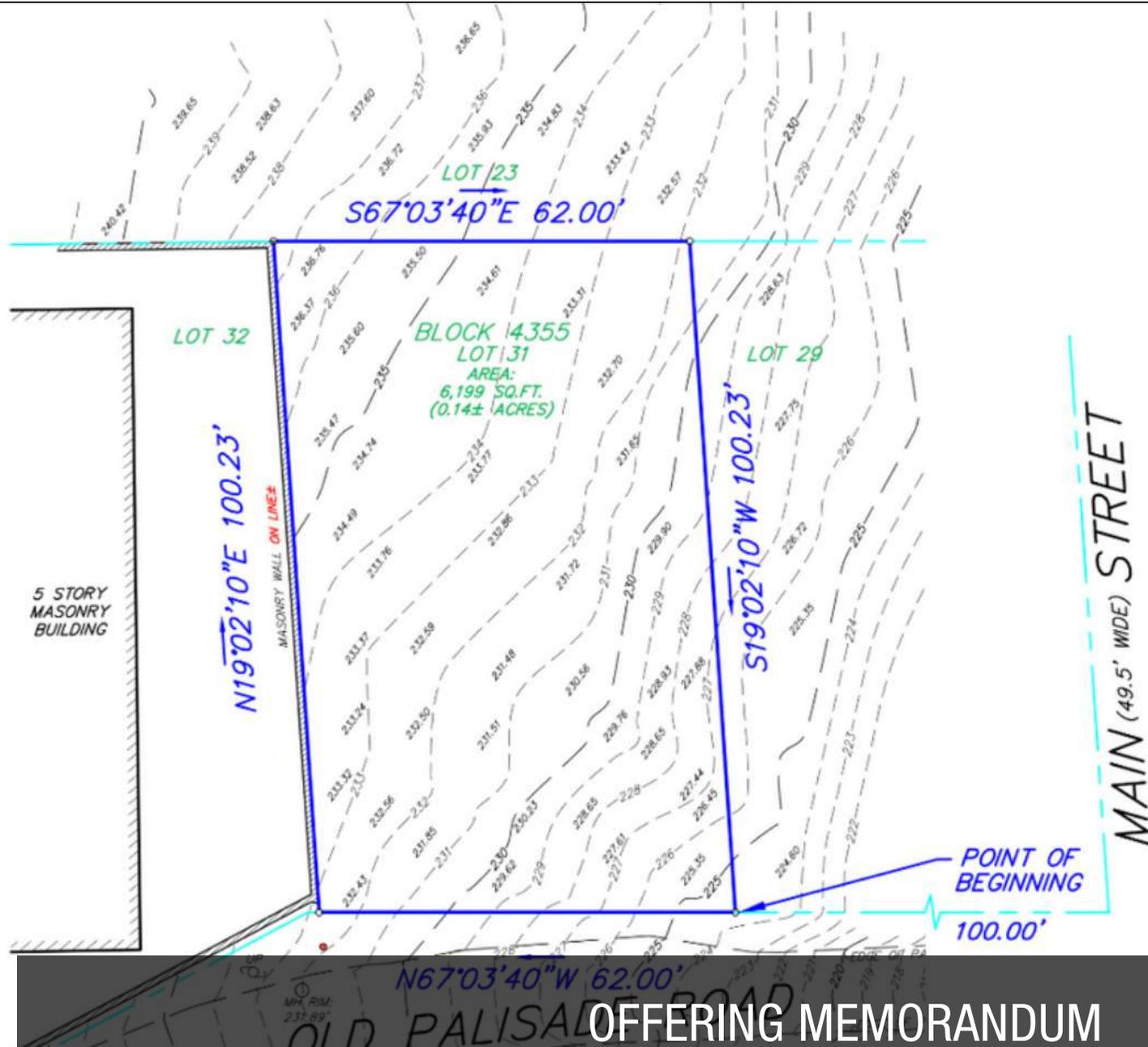


Multi-Family Development Site For Sale

107 OLD PALISADE RD, FORT LEE NJ



PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



107 OLD PALISADE RD

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

107 Old Palisade Avenue, Fort Lee presents a rare, as-of-right multifamily development opportunity in one of Bergen County's most strategic locations. The 100' x 62' vacant parcel offers a true clean slate; no demolition costs and immediate path to execution. Zoned R7-A, the property permits mid- to high-density residential construction, with the potential to develop 10+ units across 3-4 stories, subject to final architectural plans.

Located approximately one-quarter mile from the George Washington Bridge, the site delivers exceptional connectivity to Manhattan and all major highways, an enduring driver of both rental and condominium demand.

Offered at \$999,000, this is a compelling opportunity to build in a proven, commuter-driven market with strong absorption fundamentals.

For developers seeking greater scale, the property can be assembled with the adjacent 45 Main Street, creating a combined footprint capable of supporting approximately 30-40 units, materially enhancing project density, efficiency, and overall value.

OFFERING SUMMARY

Sale Price:	\$999,999
Lot Size:	6,205 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,164	5,265	15,058
Total Population	6,196	10,664	31,741
Average HH Income	\$153,413	\$150,573	\$135,307



Property Description



PROPERTY DESCRIPTION

107 Old Palisade Avenue, Fort Lee presents a rare, as-of-right multifamily development opportunity in one of Bergen County's most strategic locations. The 100' x 62' vacant parcel offers a true clean slate; no demolition costs and immediate path to execution. Zoned R7-A, the property permits mid- to high-density residential construction, with the potential to develop 10+ units across 3–4 stories, subject to final architectural plans.

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LOCATION DESCRIPTION

Discover the vibrant location of the property, nestled in the heart of Fort Lee, NJ. This thriving area offers a seamless blend of business and leisure opportunities. Investors will appreciate the close proximity to major corporations and financial institutions, creating an ideal environment for office or commercial development. Surrounding the property, an array of dining, shopping, and entertainment options awaits, providing a dynamic experience for employees and visitors alike. With convenient access to local parks and stunning views of the Hudson River, Fort Lee promises a desirable setting for businesses seeking an attractive investment opportunity.

GAS DESCRIPTION

Natural Gas



Property Report

Property Detail Report



For property located at
107 Old Palisade Rd., Fort Lee, NJ 07024

APN: 19-04355-0000-00031-0000
Generation date: 02/18/2026

Owner(s) Information

Owners(s) name	American Red Crescent, Inc.	Owner For	27 years
Mailing Address	2 Asher Smith Rd.	Absentee	Yes
City, State Zip	Pittstown, NJ 08867	Corporate Owned	Yes

Location Information

County	Bergen	Lot Acres	0.115	Class 4 Code	
Municipality	Fort Lee Borough	Lot Sq Ft	5,009.4	Building Class	
Block / Lot / Qual	4355 / 31 / ---	Land Use	Vacant land	Building Desc	
Additional Lots	---	Land Desc	50X100	Building Sq.Ft.	0
Census Code	340030192021027	Zoning	R7A	Year Constructed	

Tax Information

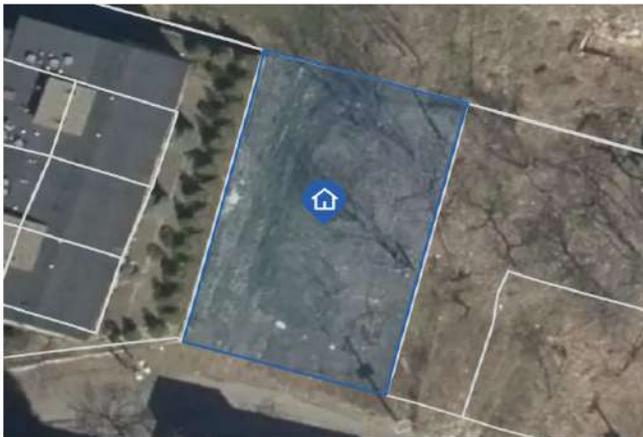
Assessed Year	2026	Land Value	\$280,000	Tax Exemption	---
Tax Year	2025	Improved Value	\$0	Deductions (Amount)	0
Calculated Tax	\$7,560.00	Total Assessed Value	\$280,000	Tax Rate (2025)	2.7
Special Tax Codes	---			Tax Ratio (2025)	67.44

Last Market Sale

Sale / Rec Date	09/22/1998 - 09/22/1998	Buyer Name	American Red Crescent, Inc.	Seller Name	
Sale Price	\$105	Buyer Street		Seller Street	
Price / Sq.Ft.	---	Buyer City, State		Seller City, State	
Book / Page	08161 / 00867				
Assessor Code					

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	3604970077F	09/05/2007	0.14 (100%)	No



Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.



Additional Photos



Property Details

Sale Price

\$999,999

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	R-7A
Lot Size	6,205 SF
APN #	0219_4355_31
Lot Frontage	62 ft
Lot Depth	100 ft
Corner Property	Yes
Waterfront	No
Environmental Issues	None Known
Topography	Slopes West to East

LOCATION INFORMATION

Street Address	107 Old Palisade Rd
City, State, Zip	Fort Lee, NJ 07024
County	Bergen
Township	Fort Lee
Road Type	Paved
Market Type	Large
Nearest Highway	All Major NJ Highways within 5 Minute Drive
Nearest Airport	Newark, La Guardia, JFK all drivable within 30-60 minutes

BUILDING INFORMATION

Building Size	0 SF
Number of Buildings	0

UTILITIES & AMENITIES

Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes



107 OLD PALISADE RD

LOCATION INFORMATION

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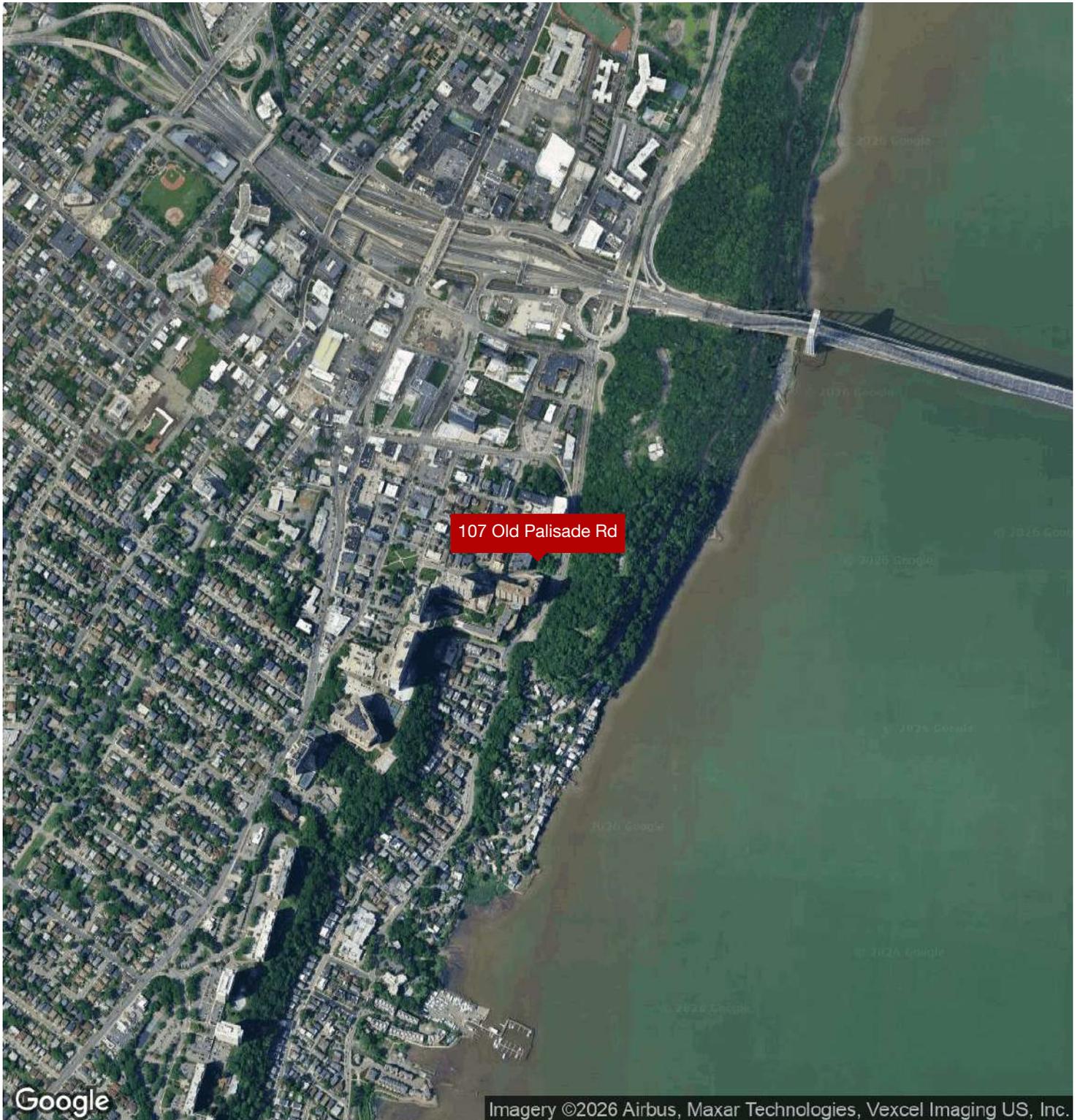
AERIAL MAP

REGIONAL MAP

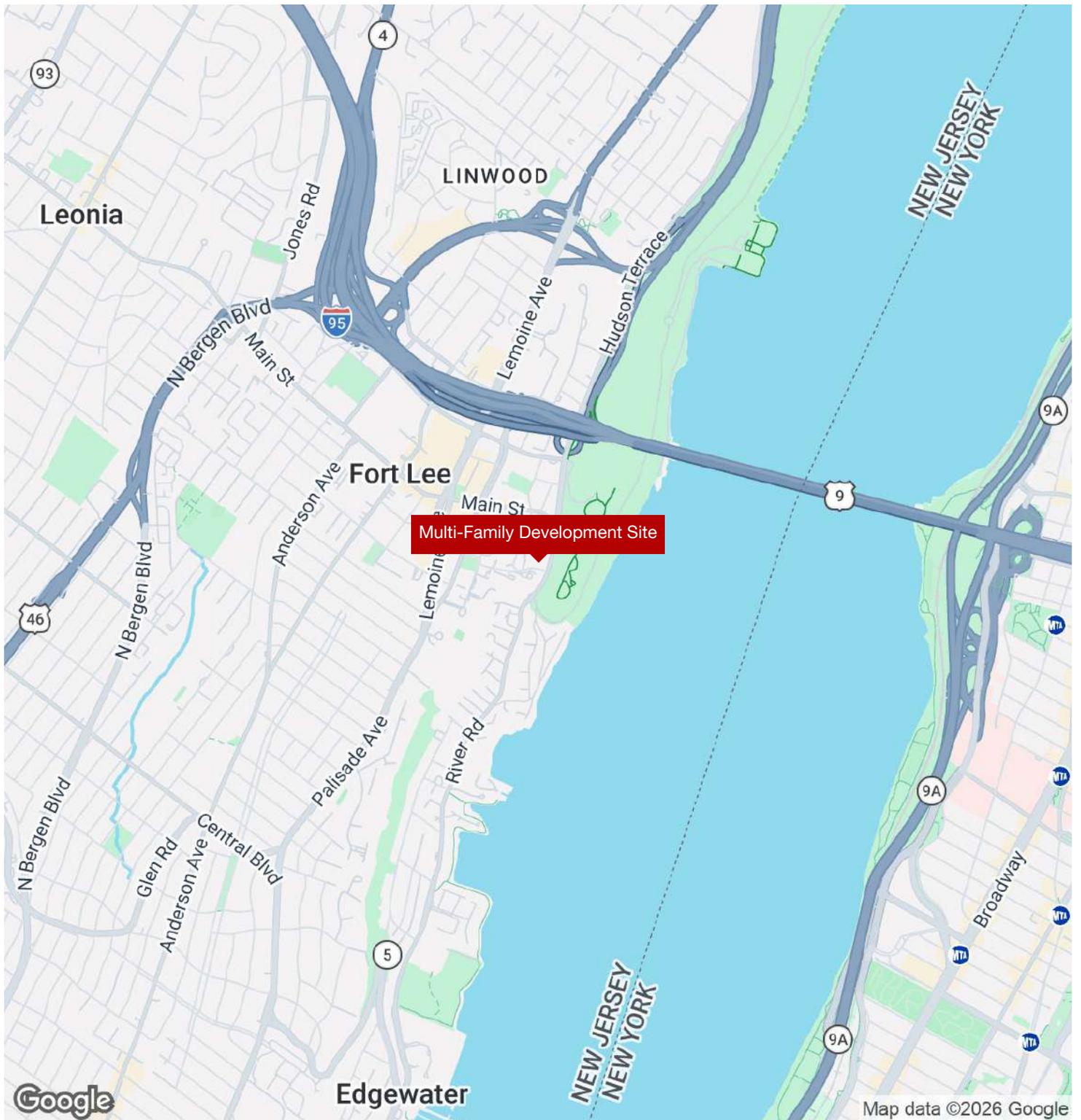
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Aerial Map



Regional Map



FEMA Flood Map

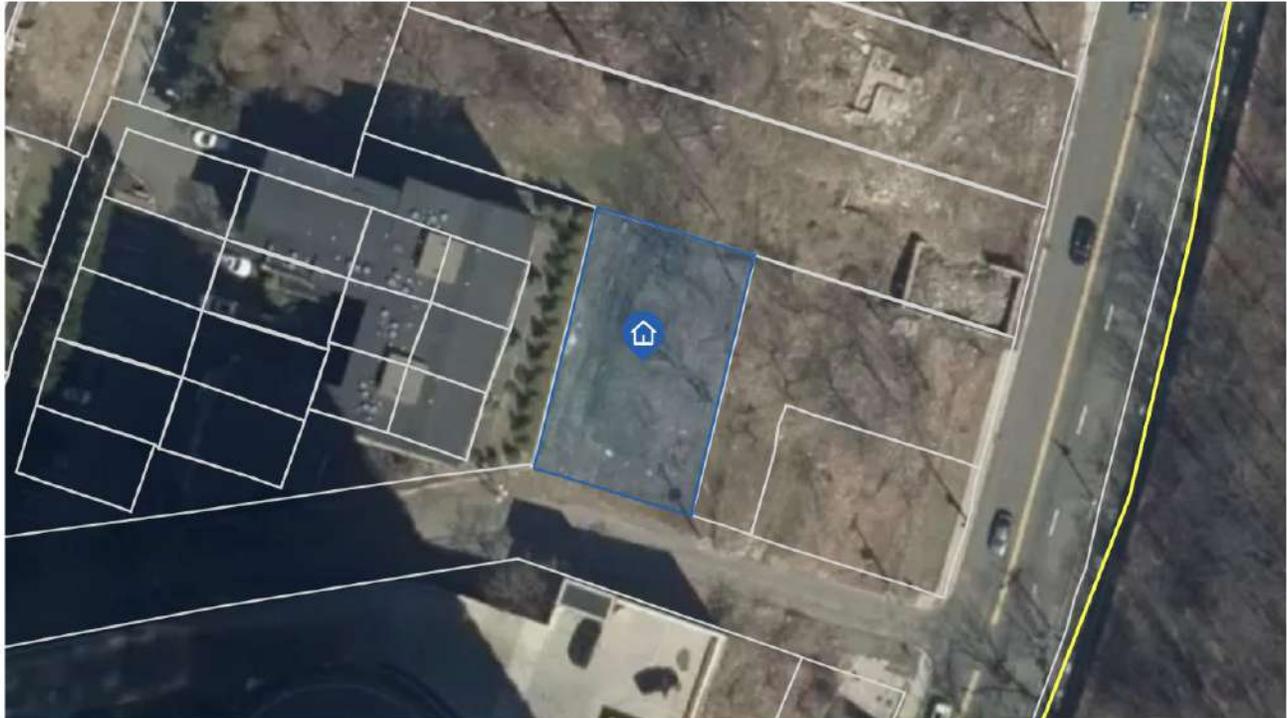
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FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.14 (100%)	3604970077F	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined

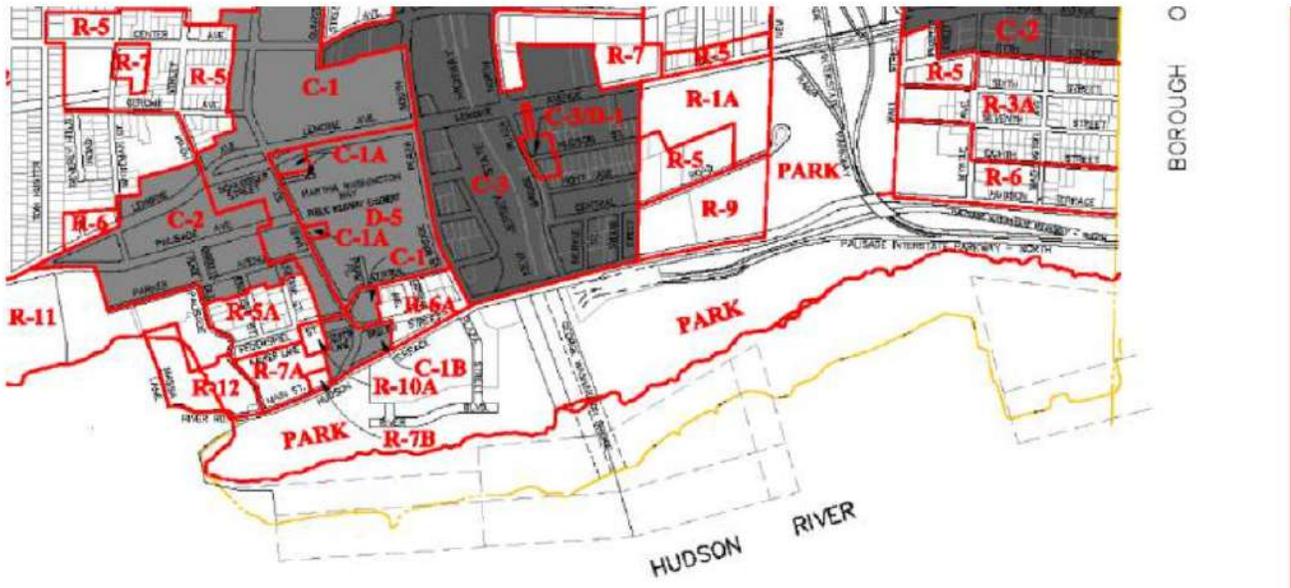


Zoning Map

BOROUGH OF RIDGEFIELD

- R-1 One Family Residential
- R-1A One Family Residential
- R-2 One Family Residential
- R-2A One Family Residential
- R-3 One & Two Family Residential
- R-3A One & Two Family Residential
- R-4 One & Two Family Residential
- R-5 Garden Apartment
- R-5A Low Rise Residential Zone
- R-6 Six-Story Apartment
- R-6A Age-Restricted Apartment Residential
- R-7 Eight-Story Apartment
- R-7A Mid-Rise Residential Zone
- R-7B Multifamily High-Rise Zone
- R-8 Moderate Density Apartment
- R-8A Moderate Density
- R-9 High Rise Apartment
- R-10 High Rise Apartment
- R-10A High Rise Apartment
- R-11 High Rise Apartment

- C-1 Central Business District
 - C-1A Planned Business District
 - C-1B Mixed Use Zone
 - C-2 Neighborhood Business
 - C-3 Limited Business
 - C-4 Special Business
 - C-5 Highway Development
 - C-6 Planned Commercial
 - C-7 Special Limited Business
 - D-1 Redevelopment Overlay District
 - D-3 Redevelopment District
 - D-5 Redevelopment District
 - D-6 Redevelopment District
 - I-1 Light Industrial & Office
 - PCR-1 Planned Commercial/Residential
 - PARK Park District
- Downtown Overlay District TENT
 Commercial Nodes & Corridors Overlay District ELEVENT



STEPHEN T. BOSWELL

ZONING MAP
 BOROUGH OF FORT LEE
 BERGEN COUNTY, NEW JERSEY
 SCALE: 1"=500' JULY, 1998
 PREPARED BY:
BOSWELL McCLAVE ENGINEERING



107 OLD PALISADE RD

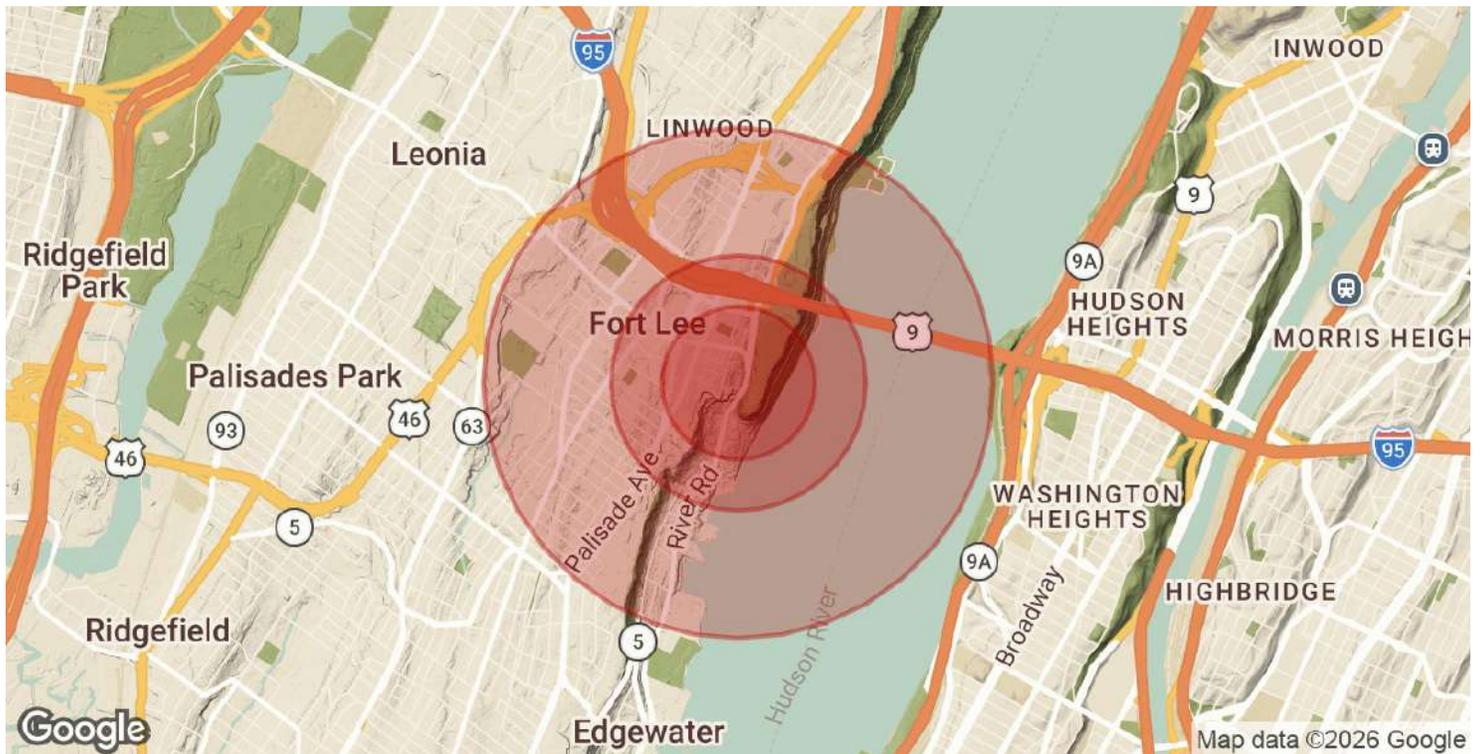
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,196	10,664	31,741
Average Age	48	47	47
Average Age (Male)	47	46	45
Average Age (Female)	48	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,164	5,265	15,058
# of Persons per HH	2	2	2.1
Average HH Income	\$153,413	\$150,573	\$135,307
Average House Value	\$785,833	\$764,275	\$681,544

Demographics data derived from AlphaMap



Advisor Bio | KW Commercial | Managing Director



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

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

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Fort Lee, NJ 07024

