



Luxury Duplex As-Of-Right Development Site Fort Lee | For Sale

107 OLD PALISADE RD, FORT LEE NJ



OFFERING MEMORANDUM

PRESENTED BY:

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

BRUCE ELIA JR.
Managing Director | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
operations@ergteam.com
NJ #0893523

Table Of Contents

TABLE OF CONTENTS

| | |
|---------------------------|----|
| PROPERTY INFORMATION | 3 |
| PROPERTY SUMMARY | 4 |
| PROPERTY DESCRIPTION | 5 |
| ADDITIONAL PHOTOS | 6 |
| PROPERTY PHOTOS | 7 |
| PLOT MAP | 8 |
| PROPERTY DETAILS | 9 |
| LOCATION INFORMATION | 10 |
| AERIAL MAP | 11 |
| REGIONAL MAP | 12 |
| ADDITIONAL PHOTOS | 13 |
| ADDITIONAL PHOTOS | 14 |
| DEMOGRAPHICS | 15 |
| DEMOGRAPHICS MAP & REPORT | 16 |
| ADVISOR BIO 1 | 17 |

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial | Bruce Elia Jr. | Fort Lee its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial | Bruce Elia Jr. | Fort Lee will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial | Bruce Elia Jr. | Fort Lee makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial | Bruce Elia Jr. | Fort Lee does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



LUXURY DUPLEX AS-OF-RIGHT DEVELOPMENT SITE IN FORT LEE

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

ADDITIONAL PHOTOS

PROPERTY PHOTOS

PLOT MAP

PROPERTY DETAILS

Property Summary



107

OLD PALISADE AVENUE

FORT LEE, NJ

LUXURY DUPLEX

AS-OF-RIGHT DEVELOPMENT

- 📍 R-7A DISTRICT
FORT LEE, NJ
- 🏠 TWO (2) LUXURY RESIDENCES
- 🏗️ 3 LEVELS + ROOFTOP
- 📏 1,375 SF PER FLOOR OVER 3 FLOORS
- 500 SF GARAGE



APPROX. 0.25 MILES TO THE
GEORGE WASHINGTON BRIDGE

📍 PRIME LOCATION NEAR GWB,
TOP SCHOOLS, PARKS, AND SHOPPING

🏠

±3,625 SF

PER RESIDENCE
1,375 SF PER FLOOR OVER 3 FLOORS
- 500 SF GARAGE

💰

PROJECTED RESALE VALUE
±\$1,812,000

PER RESIDENCE
BASED ON MARKET COMPS

📏

MAX HEIGHT
42 FT

PROJECT SUMMARY

- Luxury Duplex As-of-Right Development
- R-7A District - Fort Lee, NJ
- Two (2) Luxury Residences
- 3 Levels + Rooftop

SITE INFORMATION

- Address: 107 Old Palisade Avenue, Fort Lee, NJ
- Block: 1202 | Lot: 9
- Zone: R-7A
- Lot Size: ±7,840 SF (approx.)
- Max. Building Coverage: 30%
- Max. Height: 42 ft
- Use Group: R-3 (Two-Family)

KEY DISTANCES

- Fort Lee Downtown - 0.6 Miles
- Top Rated Schools - Within 1 Mile
- Parks & Recreation - Within 1 Mile
- Shopping & Dining - Within 1 Mile

PROPERTY DESCRIPTION

107 Old Palisade Avenue, Fort Lee presents a rare as-of-right duplex / two-family development opportunity in one of Bergen County’s most strategic residential locations. The property consists of a 100’ x 62’ vacant parcel, offering a clean development site with no demolition costs and a more direct path toward execution.

The property is located within Fort Lee’s R7-A Mid-Rise Residential Zone, which permits two-family detached dwellings, townhouses / row houses, and multifamily residential uses as part of the existing zoning framework. This supports the proposed side-by-side duplex concept, subject to final architectural plans, bulk requirements, parking compliance, and municipal review.

The conceptual design envisions two luxury residences, each approximately 25 feet wide by 55 feet deep, with approximately 1,375 SF per floor across three levels. After accounting for approximately 500 SF of garage area, each residence is projected to offer approximately 3,625 SF of livable / marketable area. The layout includes a ground-level garage, two residential floors above, and a potential rooftop level for private outdoor living space, subject to final design and approvals.

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Sale Price: | \$895,000 |
| Lot Size: | 6,205 SF |
| Zoning: | R7-A |
| Building Size: | +/- 3,625 Feet Per Residence |
| Roof Top: | Yes |
| Floors: | 3 |
| Max Height: | 42 Feet |
| As-of-Right: | Yes |

| 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 duplex / two-family development opportunity in one of Bergen County's most strategic residential locations. The property consists of a 100' x 62' vacant parcel, offering a clean development site with no demolition costs and a more direct path toward execution.

The property is located within Fort Lee's R7-A Mid-Rise Residential Zone, which permits two-family detached dwellings, townhouses / row houses, and multifamily residential uses as part of the existing zoning framework. This supports the proposed side-by-side duplex concept, subject to final architectural plans, bulk requirements, parking compliance, and municipal review.

The conceptual design envisions two luxury residences, each approximately 25 feet wide by 55 feet deep, with approximately 1,375 SF per floor across three levels. After accounting for approximately 500 SF of garage area, each residence is projected to offer approximately 3,625 SF of livable / marketable area. The layout includes a ground-level garage, two residential floors above, and a potential rooftop level for private outdoor living space, subject to final design and approvals.

Based on market comparable sales, a new-construction product of this size and quality could support an estimated resale value of approximately \$1,812,000 per residence, creating a compelling development opportunity for builders targeting Fort Lee's high-end residential buyer pool.

Because the proposed concept is intended to work within the existing R7-A zoning, the opportunity offers a clearer as-of-right development path and avoids the complexity typically associated with a use variance or major rezoning request. For builders and developers, this creates a more defined execution strategy, a stronger underwriting basis, and a more marketable end product.

Located approximately one-quarter mile from the George Washington Bridge, the site benefits from exceptional access to Manhattan, major highways, and the surrounding Bergen County commuter base. This connectivity supports demand from end-users, investors, and luxury townhouse buyers seeking new construction product near New York City.

Potential assemblage upside through the adjacent 45 Main Street parcel for those seeking additional scale. Contact for more details.



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

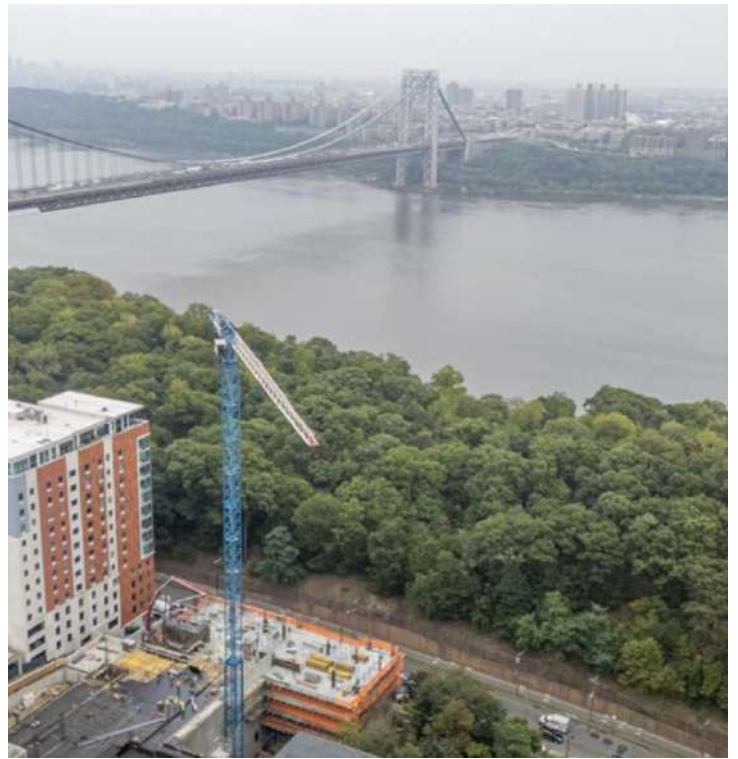
| Flood Zone | Flood Risk | Panel # | Effective Date | Parcel Coverage | SFHA |
|------------|------------------------------|-------------|----------------|-----------------|------|
| X | AREA OF MINIMAL FLOOD HAZARD | 3604970077F | 09/05/2007 | 0.14 (100%) | No |



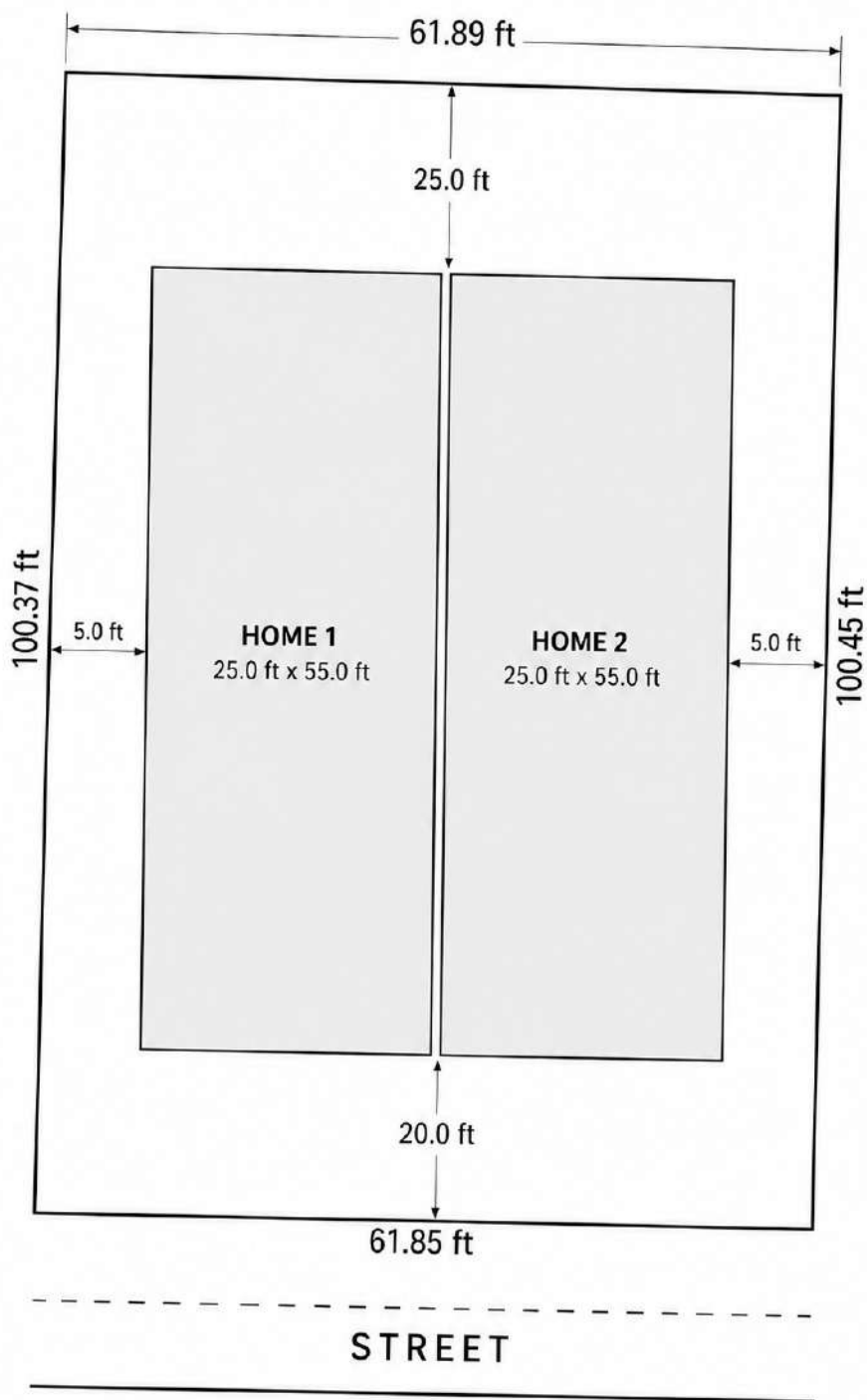
Disclaimer: The property information displayed here is obtained from various public records. NJPropertyRecords, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information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



Property Photos



Plot Map



Property Details

Sale Price

\$895,000

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

| | |
|------------------|--------------------------------------------------------------|
| Building Name | Luxury Duplex As-of-Right Development Site in Fort Lee |
| 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 |



LUXURY DUPLEX AS-OF-RIGHT DEVELOPMENT SITE IN FORT LEE

LOCATION INFORMATION

2

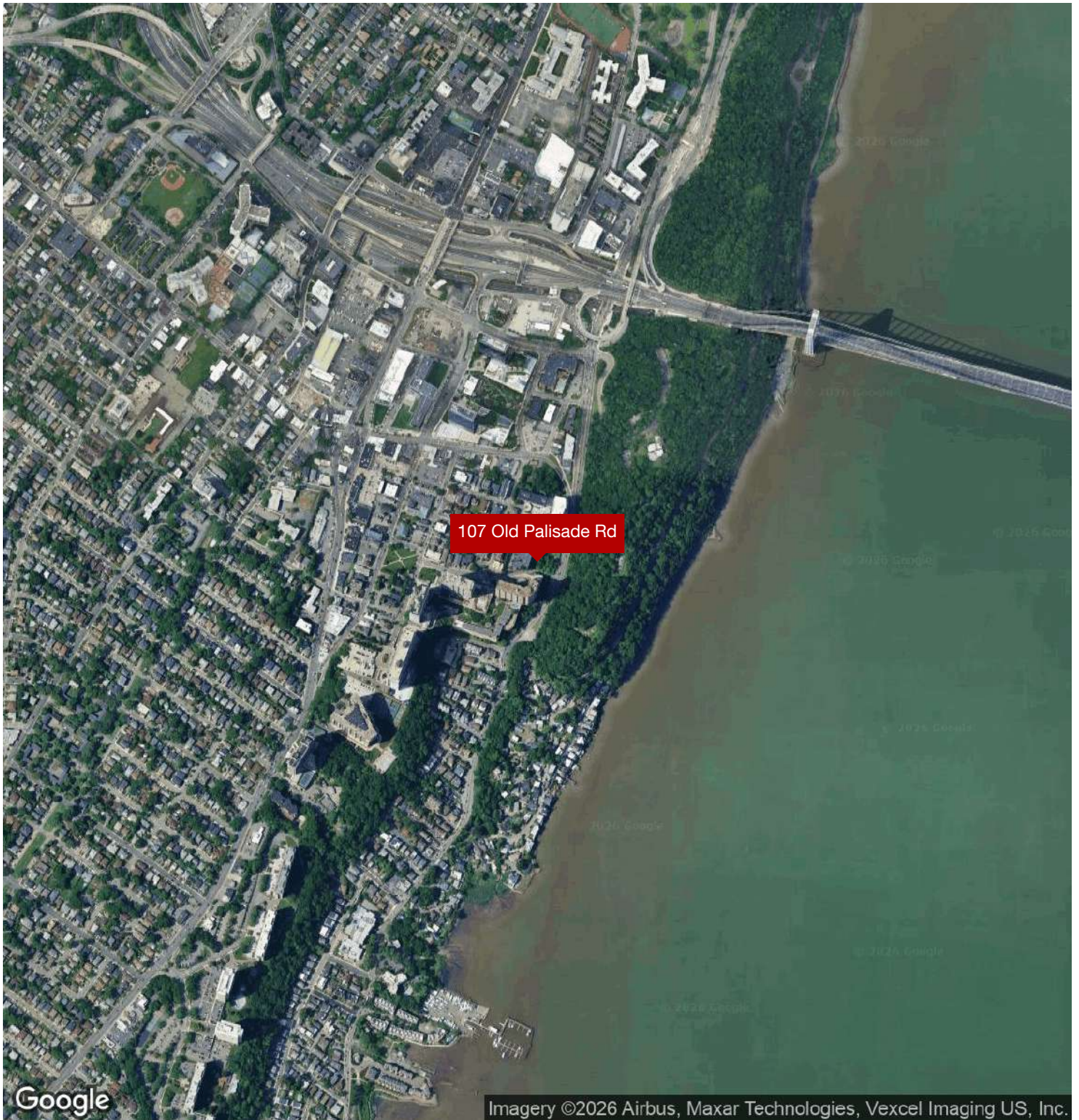
AERIAL MAP

REGIONAL MAP

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Aerial Map

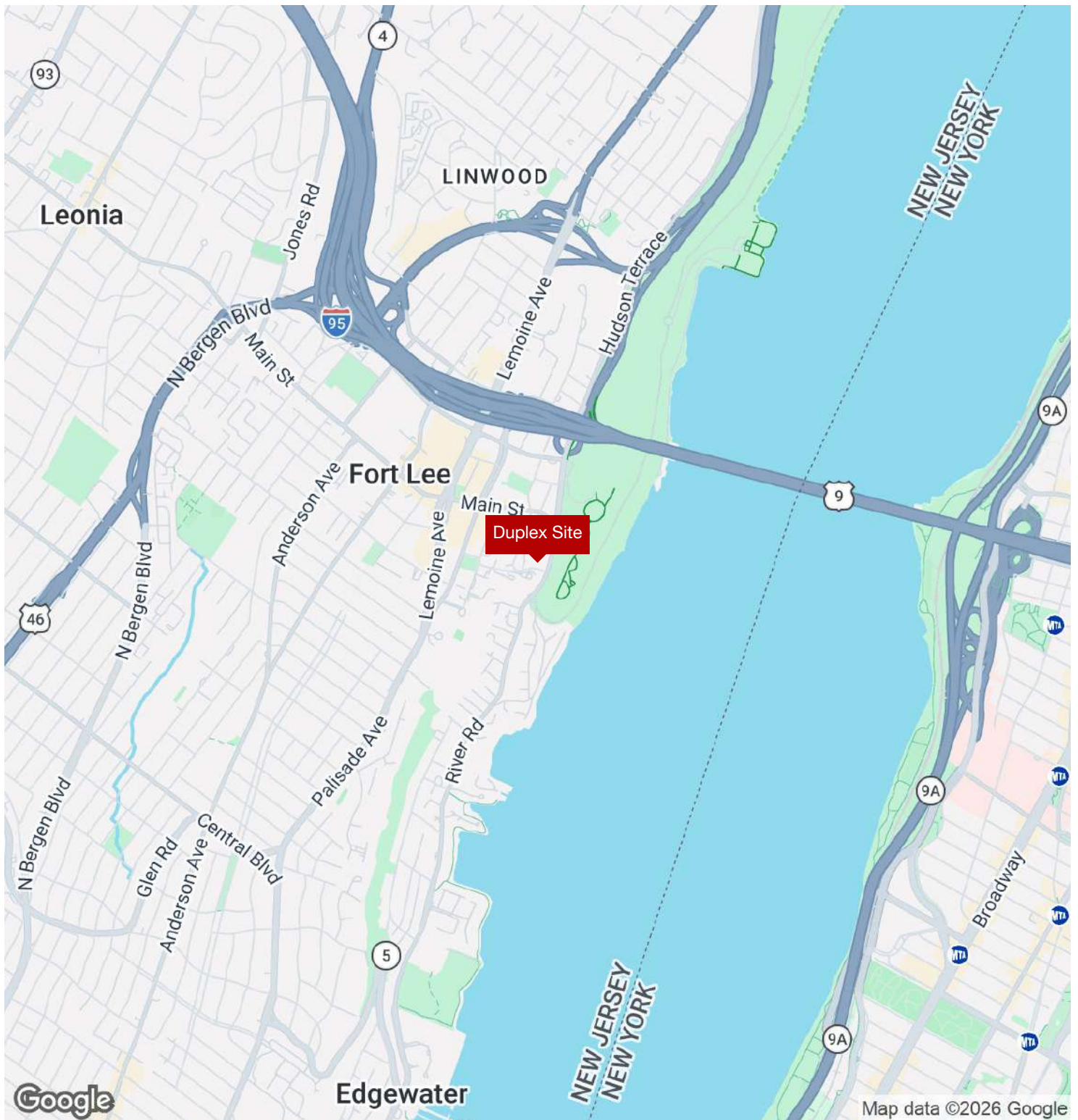


Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



Regional Map



Google



FEMA Flood Map

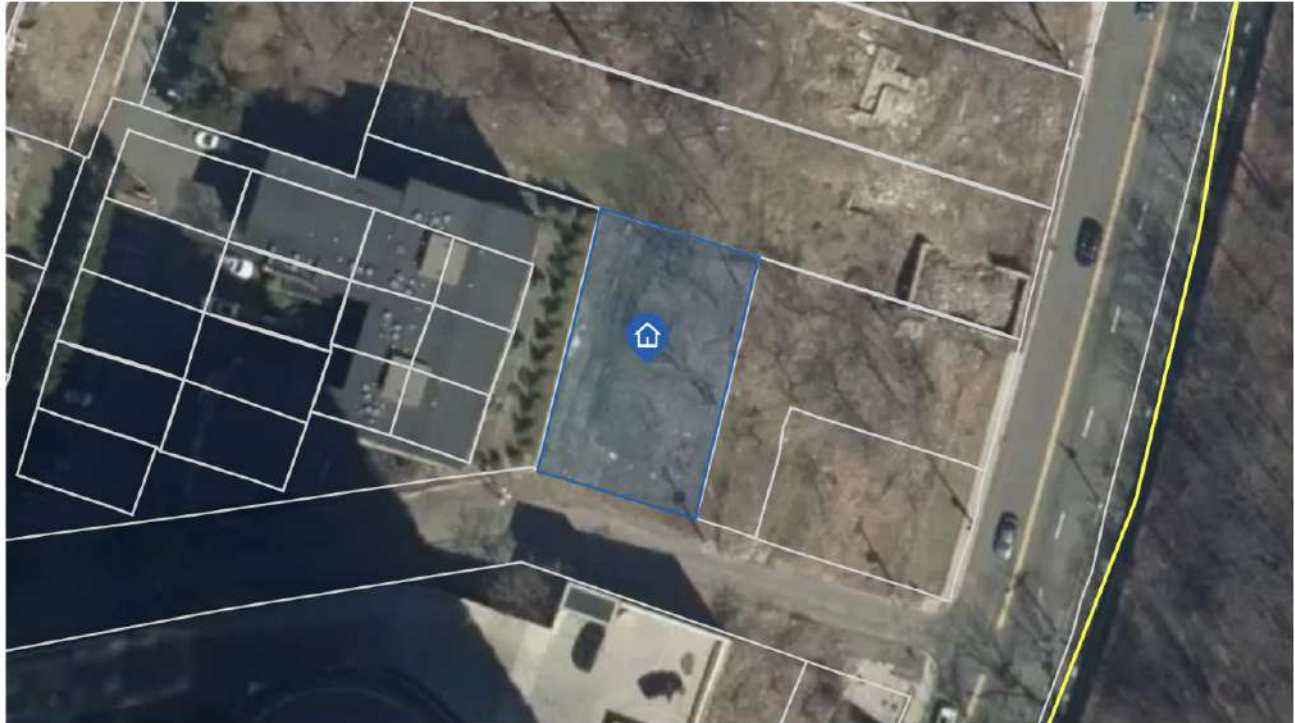
Property Detail Report

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

 **Property Records**

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

FEMA Flood



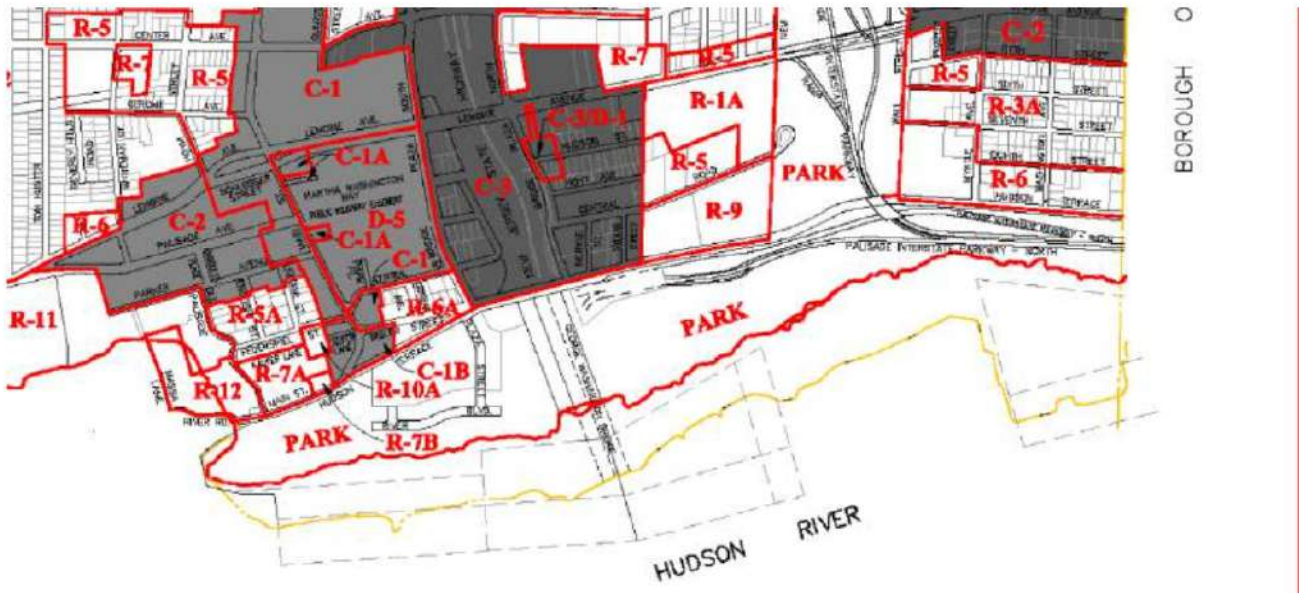
| Code | Code Description | Area | Panel # | SFHA | |
|------|------------------------------|-------------|-------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 | C-1 Central Business District |
| R-1A One Family Residential | C-1A Planned Business District |
| R-2 One Family Residential | C-1B Mixed Use Zone |
| R-2A One Family Residential | C-2 Neighborhood Business |
| R-3 One & Two Family Residential | C-3 Limited Business |
| R-3A One & Two Family Residential | C-4 Special Business |
| R-4 One & Two Family Residential | C-5 Highway Development |
| R-5 Garden Apartment | C-6 Planned Commercial |
| R-5A Low Rise Residential Zone | C-7 Special Limited Business |
| R-6 Six-Story Apartment | D-1 Redevelopment Overlay District |
| R-6A Age-Restricted Apartment Residential | D-3 Redevelopment District |
| R-7 Eight-Story Apartment | D-5 Redevelopment District |
| R-7A Mid-Rise Residential Zone | D-6 Redevelopment District |
| R-7B Multifamily High-Rise Zone | I-1 Light Industrial & Office |
| R-8 Moderate Density Apartment | PCR-1 Planned Commercial/Residential |
| R-8A Moderate Density | PARK Park District |
| R-9 High Rise Apartment | ■ Downtown Overlay District |
| R-10 High Rise Apartment | ■ Commercial Nodes & Corridors Overlay District |
| R-10A High Rise Apartment | |
| R-11 High Rise Apartment | |



STEPHEN T. BOSWELL

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



LUXURY DUPLEX AS-OF-RIGHT DEVELOPMENT SITE IN FORT LEE

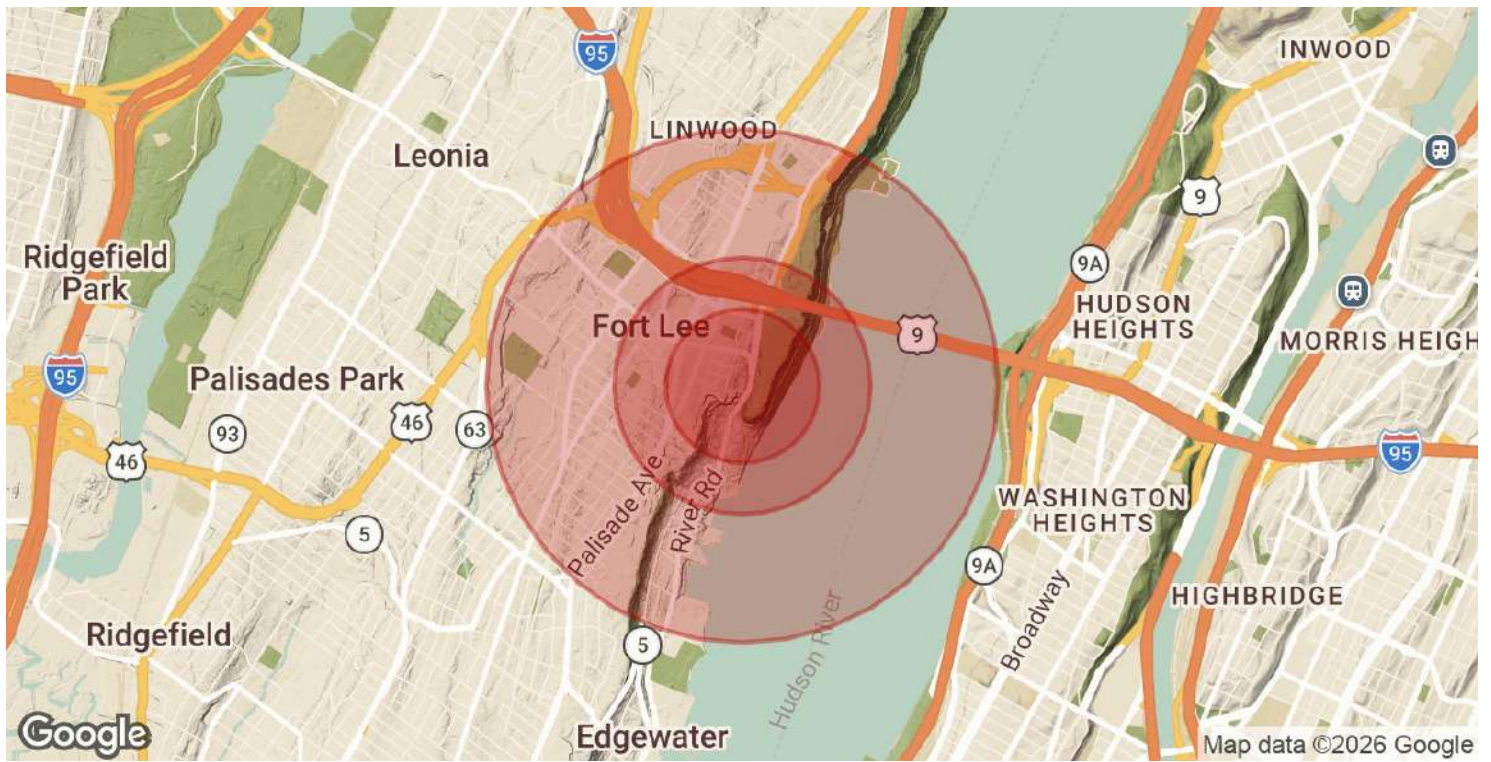
DEMOGRAPHICS

3

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 |

2020 American Community Survey (ACS)



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

KW Commercial Advertised on 300+ Websites

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

KW Commercial | Bruce Elia Jr. | Fort Lee

2200 Fletcher Ave Suite 500

Fort Lee, NJ 07024

