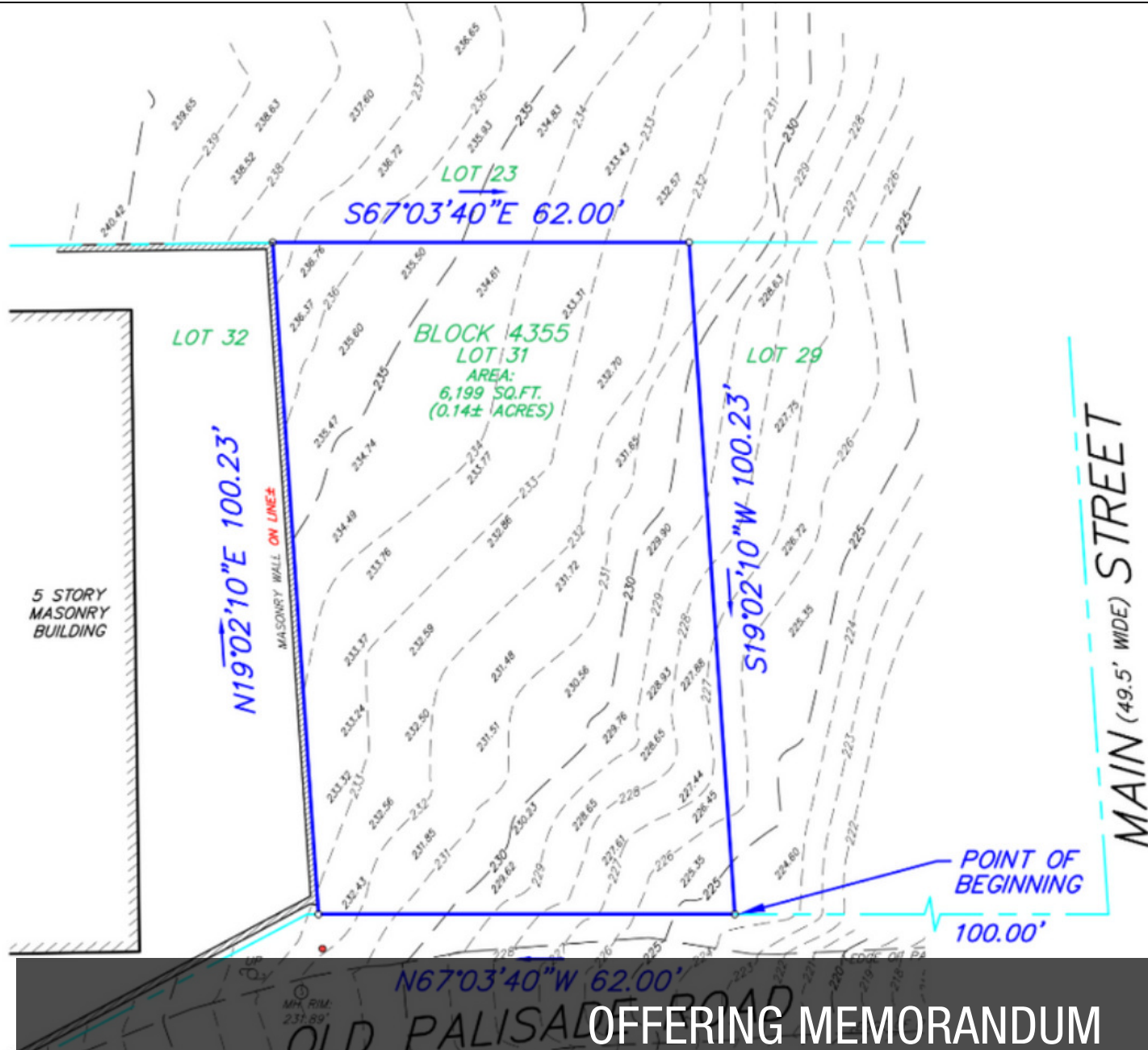


# Multi-Family Development Site For Sale

107 OLD PALISADE RD, FORT LEE NJ



PRESENTED BY:

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 Fort Lee, NJ 07024

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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:	\$895,000
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



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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





# Additional Photos



# 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

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

# 2

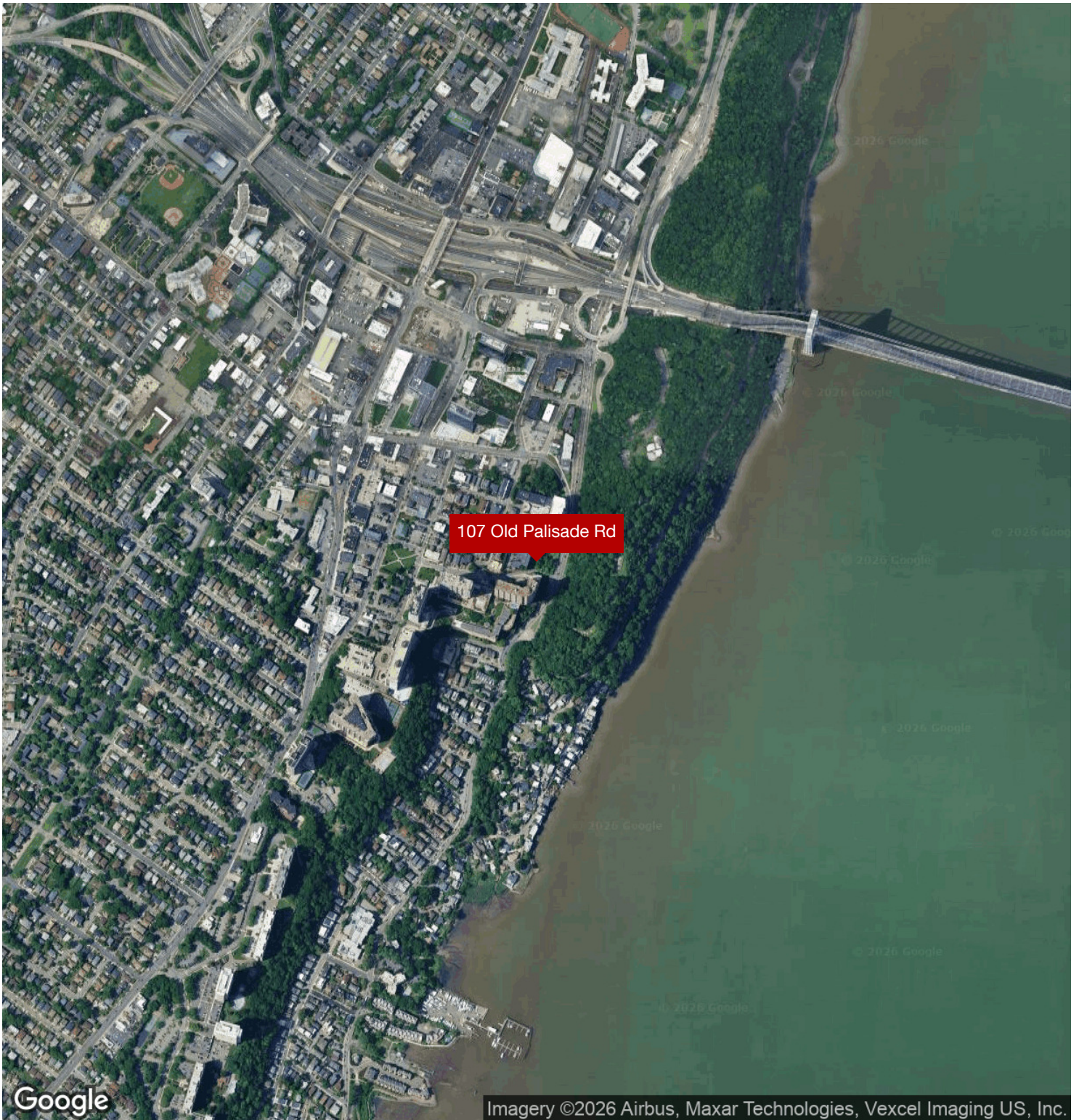
AERIAL MAP

REGIONAL MAP

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

# Aerial Map

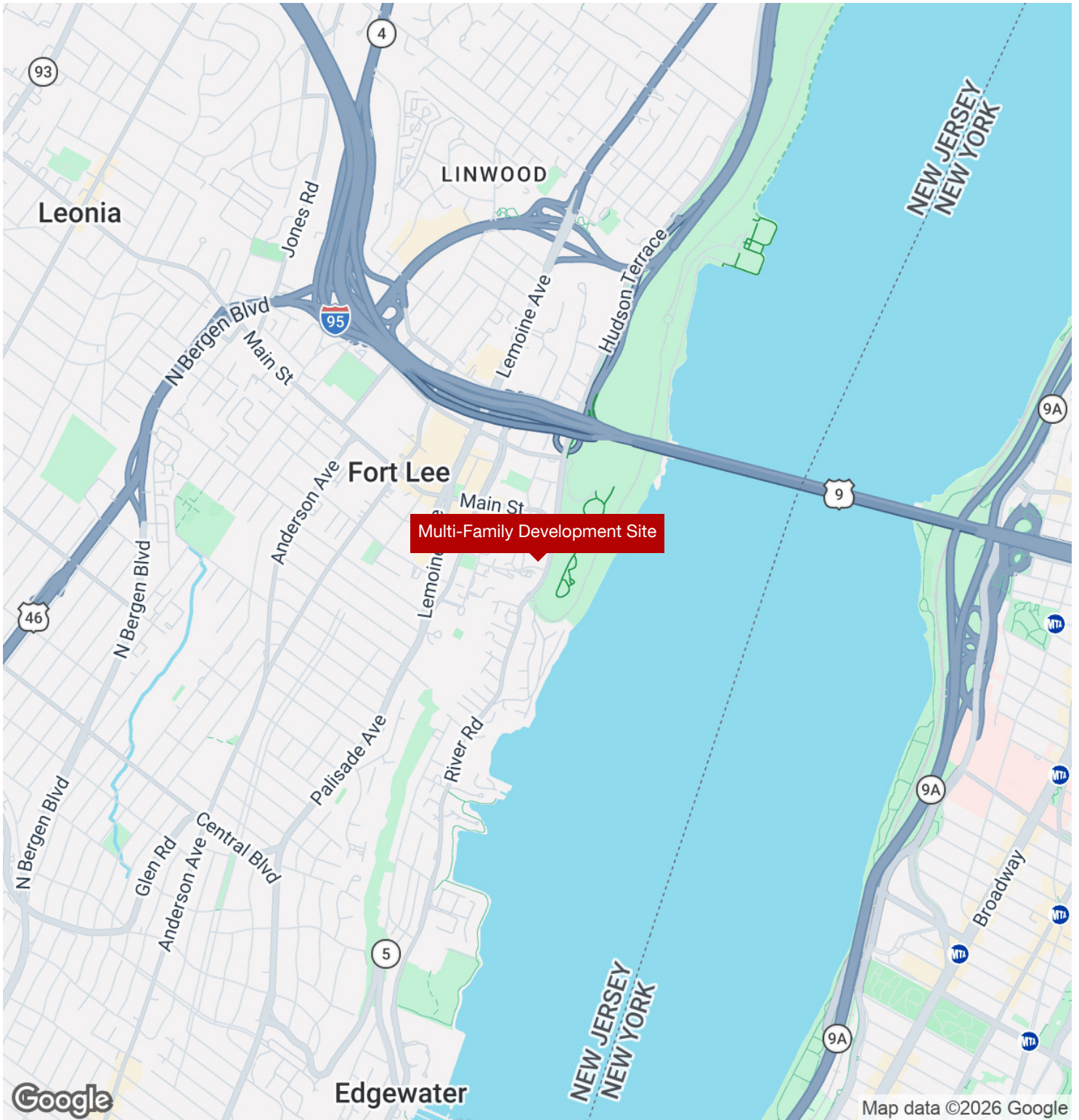


Google

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



# Regional Map



# FEMA Flood Map

## Property Detail Report

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

 **PropertyRecords**

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

### FEMA Flood



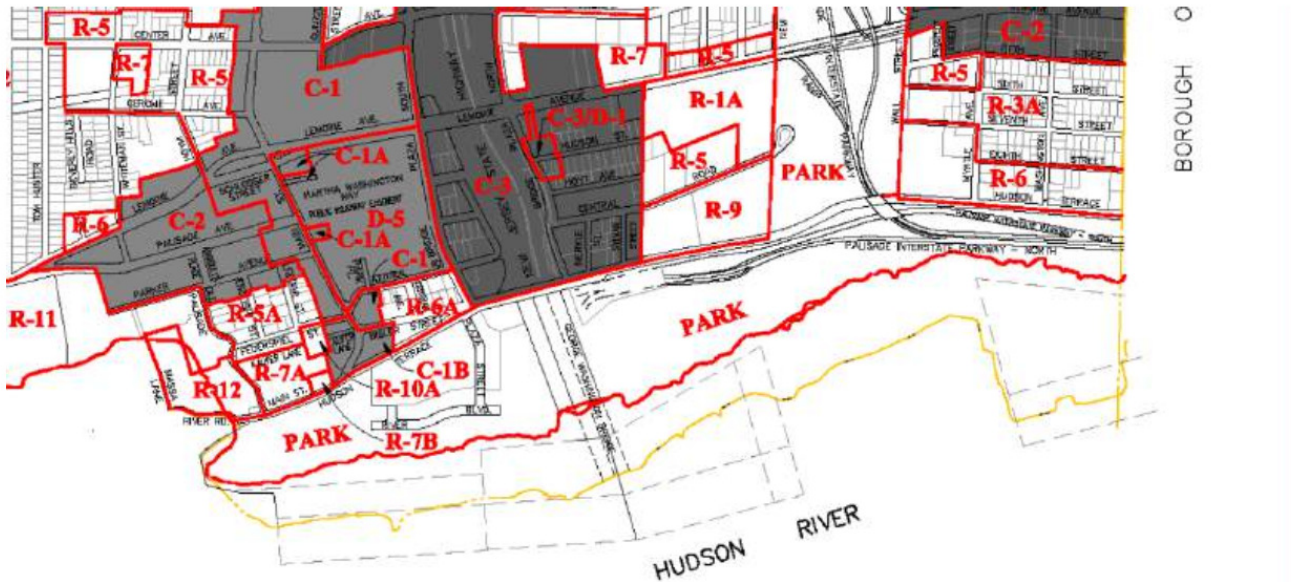
Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	0.14 (100%)	3604970077F	No	<ul style="list-style-type: none"> <li><span style="color: blue;">●</span> Floodway</li> <li><span style="color: cyan;">●</span> 1% Annual Chance Flood Hazard</li> <li><span style="color: orange;">●</span>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



# Zoning Map

BOROUGH OF RIDGEFIELD

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



STEPHEN T. BOSWELL

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



107 OLD PALISADE RD

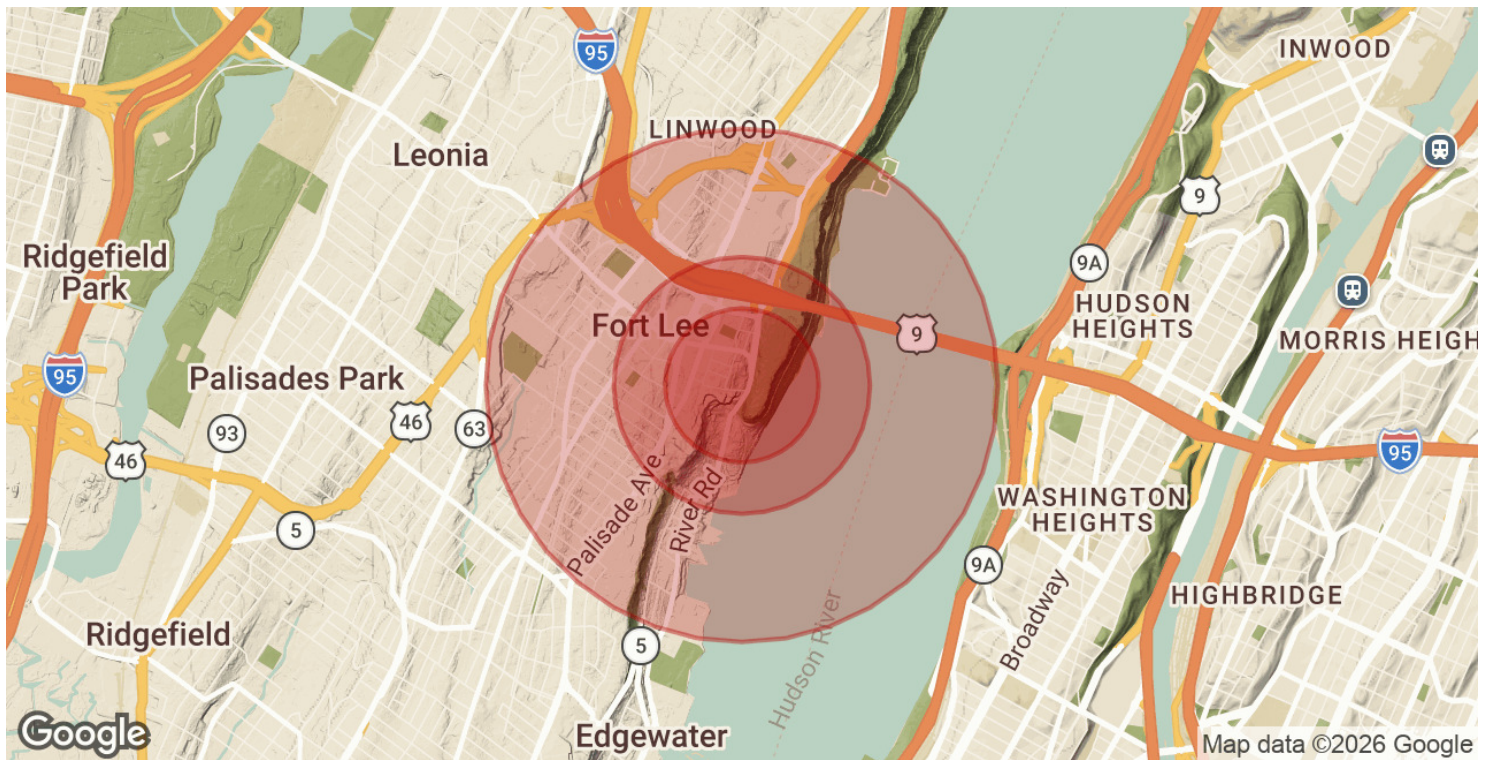
# DEMOGRAPHICS

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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**

KW Commercial Advertised on 300+ Websites

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

**KW Commercial | Bruce Elia Jr. | Fort Lee**

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Fort Lee, NJ 07024

