



OFFERING MEMORANDUM

BANKRUPTCY AUCTION

WEST NEW YORK | WEEHAWKEN | GUTTENBERG

BANKRUPTCY AUCTION¹

4 PROPERTIES:

6408-6410 POLK ST, WEST NEW YORK, NJ 07093

99 CLIFTON TERRACE, WEEHAWKEN, NJ 07086

6300 BERGENLINE AVE, WEST NEW YORK, NJ 07093

83 68TH STREET #5, GUTTENBERG, NJ 07093

DATE:

SEPTEMBER 9TH, 2026 @ 6PM

REGISTRATION @ 5PM

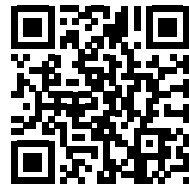
LOCATION:

MEADOWLANDS PLAZA HOTEL

40 WOOD AVE

SECAUCUS, NJ 07094

[AuctionAdvisors.com/hudson](https://www.auctionadvisors.com/hudson)



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EXECUTIVE SUMMARY

This offering presents three separate low-maintenance, income-producing investment properties (four buildings total) and one condominium unit, located in vibrant urban areas of Northern New Jersey. **The properties will be auctioned individually so investors have the opportunity to acquire one or more assets through the auction process, allowing for flexibility of investment strategy rather than requiring a portfolio-wide acquisition.**

Strategically positioned in densely populated, transit-accessible neighborhoods, each property benefits from strong rental demand and proximity to major transportation corridors offering direct connectivity to New York City and surrounding employment hubs. The locations provide walkable access to shopping, dining, and public transit, supporting tenant retention and long-term desirability.

The buildings have been maintained to a solid standard, including significant capital investment (>\$100k) made by the current owners during the past 18-months, creating operational efficiencies that will help minimize future expenses and support consistent cash flow. Rental income from the buildings is robust with minimal vacancies across all the properties, and a good mix of residential and commercial tenants.

This investment presents an opportunity to acquire stabilized assets with continued income performance with potential future rent growth, and the realization of operational upside from recent capital expenditures within two improving northern New Jersey markets

Bankruptcy Auction:

September 9th, 2026 @ 6PM
Registration @ 5PM



HIGHLIGHTS

-  **Individually Offered Assets** – Three separate low-maintenance, income producing opportunities (four buildings total) and one condominium unit, each to be auctioned independently, allowing investors to evaluate and bid on assets individually.
-  **Flexible Acquisition Strategy** – Investors can pursue one or multiple properties, enabling targeted capital deployment without requiring a portfolio-wide purchase.
-  **Strong In-Place Income** – Highly occupied assets, featuring buildings with minimal vacancies and individual property incomes averaging from approximately \$7,800 to \$13,500 per month, supporting reliable day-one cash flow.
-  **Varied Asset Composition** – A mix of residential and mixed-use properties, offering investors exposure to different asset types across the portfolio while maintaining clear, standalone operations for each building.
-  **Transit-Oriented Urban Locations** – Located in Hudson County, each property benefits from proximity to major transportation routes and direct connectivity to New York City, supporting sustained rental demand.
-  **Operational Efficiency & Low Maintenance** – The properties have been maintained to a solid standard, with efficiencies that help minimize expenses and support consistent performance at the asset level.
-  **Value-Add Upside** – Each asset presents opportunities to increase rents and further optimize operations over time, supported by strong market fundamentals and continued growth across Northern New Jersey submarkets.

RESERVE PRICE: \$999K

Deposit: \$75k



6408-6410 POLK ST, WEST NEW YORK, NJ 07093

RESERVE PRICE: \$799K

Deposit: \$75k



6300 BERGENLINE AVE, WEST NEW YORK, NJ 07093

RESERVE PRICE: \$899K

Deposit: \$75k



99 CLIFTON TERRACE, WEEHAWKEN, NJ 07086

RESERVE PRICE: \$99K

Deposit: \$25k



83 68TH STREET #5, GUTTENBERG, NJ 07093

More information at www.AuctionAdvisors.com/hudson



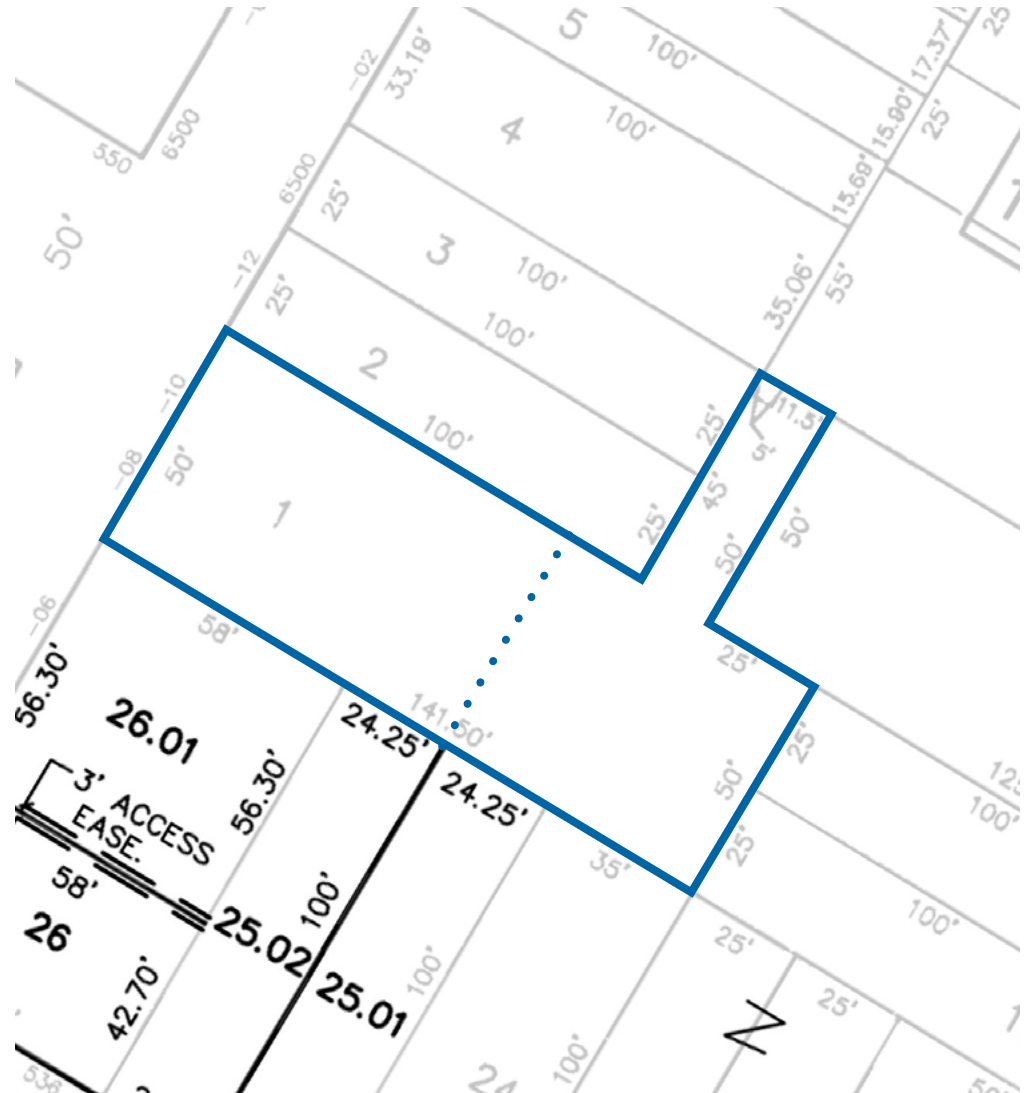
6408-6410 POLK STREET, WEST NEW YORK, NJ 07093

More information at www.AuctionAdvisors.com/hudson

PROPERTY INFO

6408-6410 POLK STREET, WEST NEW YORK, NJ 07093

Address:	6408-6410 Polk St, West New York, NJ 07093
County:	Hudson County
Block / Lot:	Block 155, Lot 1
Land Area:	0.1624Acres / 7,074 SF
Unit Count:	13
Tax Estimate:	\$17,414



FINANCIAL SUMMARY

6408-6410 POLK STREET, WEST NEW YORK, NJ 07093

UNIT	LEASE START	LEASE END	BED	BATH	RENT CYCLE	MONTHLY RENT
1	5/30/2026	5/31/2027	TBD	1	Monthly	\$1,650
2	3/1/2023	At-will	TBD	1	Monthly	\$1,300
3	3/1/2011	At-will	TBD	1	Monthly	\$1,139
4	3/1/2024	At-will	1	1	Monthly	\$1,452
5	4/1/2019	At-will	1	1	Monthly	\$1,247
6	12/1/2024	11/30/2026	TBD	1	Monthly	\$1,269
7	12/1/2025	11/30/2026	TBD	1	Monthly	\$1,275
Total for 6408 Polk Street (Rear Building)						\$9,332

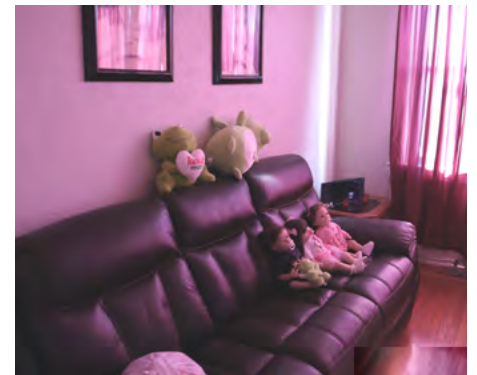
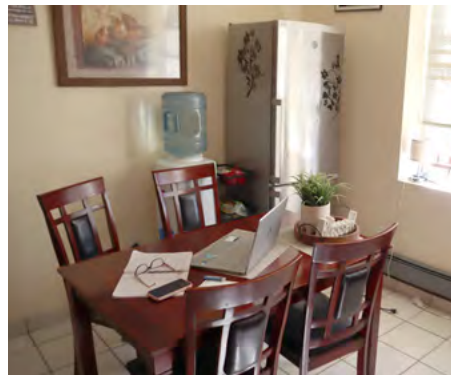
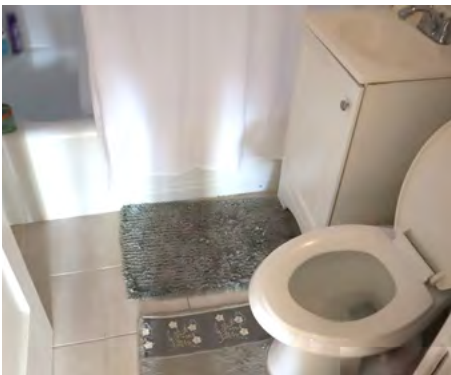
UNIT	LEASE START	LEASE END	BED	BATH	RENT CYCLE	MONTHLY RENT
1	7/1/2024	At-will	3	1	Monthly	\$1,672
2	7/1/2023	At-will	2	1	Monthly	\$1,172
3	10/1/2020	9/30/2026	1	1	Monthly	\$1,250
4	2/1/2024	At-will	2	1	Monthly	\$1,339
5	10/1/2010	9/30/2026	1	1	Monthly	\$1,186
6	10/1/2016	9/30/2026	TBD	1	Monthly	\$1,470
PK1	12/1/2024	At-will	N/A		Monthly	\$150
PK4	12/1/2024	At-will	N/A		Monthly	\$150
PK6	12/1/2024	At-will	N/A		Monthly	\$150
PK7	12/1/2024	At-will	N/A		Monthly	\$150
PK8	12/1/2024	At-will	N/A		Monthly	\$150
PK9	7/1/2024	At-will	N/A		Monthly	\$150
Total for 6410 Polk Street (Front Building)						\$8,989

Annual Rent	\$219,849
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Expenses	2026 Estimate
Taxes	\$17,414
Owner Paid Utilities	\$18,334

PROPERTY PHOTOS

6408-6410 POLK STREET, WEST NEW YORK, NJ 07093



More information at www.AuctionAdvisors.com/hudson



99 CLIFTON TERRACE, WEEHAWKEN, NJ 07086

More information at www.AuctionAdvisors.com/hudson

PROPERTY INFO

99 CLIFTON TERRACE, WEEHAWKEN, NJ 07086

Address: 4216-4220 Park Ave.
Weehawken, NJ 07086
(aka 99 Clifton Terr.)

County: Hudson

Block / Lot: 51.01 / 32.02

Land Area: 0.05

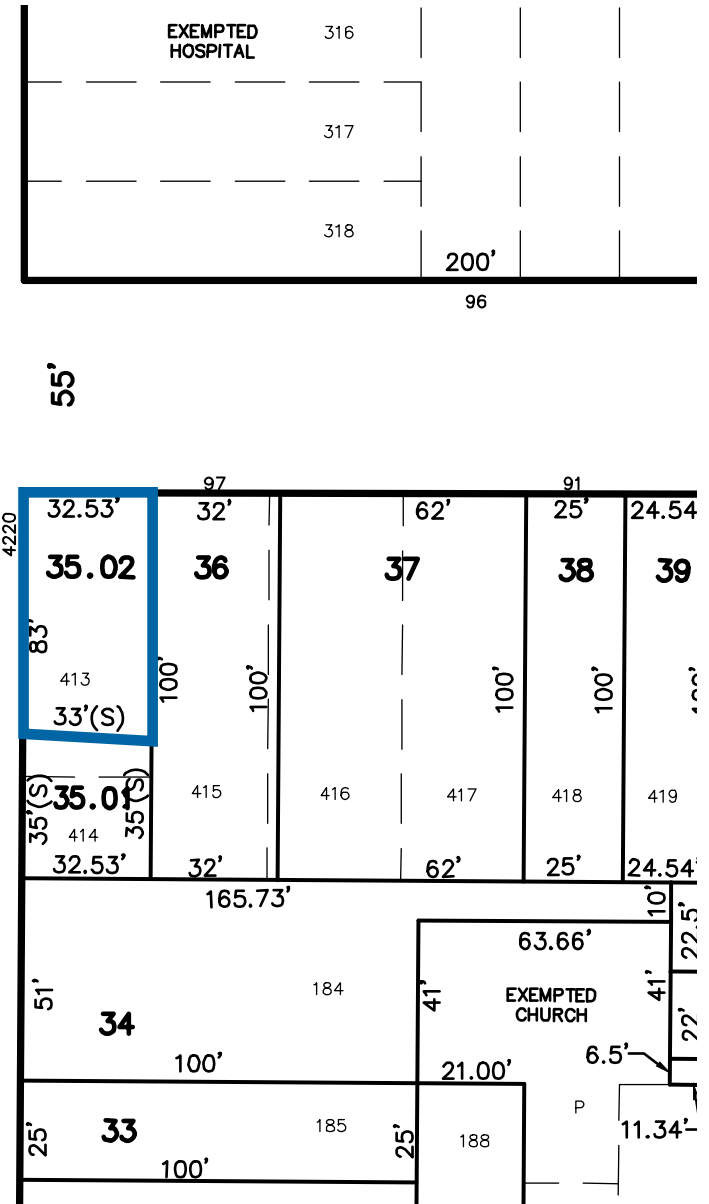
Unit Count: 13

Tax Estimate: \$34,548

HUDSON
UNION

PARK

A



FINANCIAL SUMMARY

99 CLIFTON TERRACE, WEEHAWKEN, NJ 07086

UNIT	LEASE START	LEASE END	BED	BATH	RENT CYCLE	MONTHLY RENT
1A	12/1/2024	At-will	1	1	Monthly	\$976
1B	12/1/2024	At-will	1	1	Monthly	\$840
1C	12/1/2024	At-will	2	1	Monthly	\$1,044
2A	12/1/2024	At-will	1	1	Monthly	\$1,300
2B	12/1/2024	At-will	1	1	Monthly	\$1,493
2C	12/1/2024	At-will	2	1	Monthly	\$1,172
3A	12/1/2024	At-will	1	1	Monthly	\$1,146
3B	1/15/2026	1/14/2027	1	1	Monthly	\$1,048
3C	12/1/2024	At-will	2	1	Monthly	\$1,493
4A	3/1/2024	At-will	1	1	Monthly	\$1,098
4B	12/1/2024	At-will	1	1	Monthly	\$960
4C	7/1/2025	At-will	2	1	Monthly	\$1,350
Store	12/1/2024	At-will	N/A		Monthly	\$1,500
Total for 99 Clifton Terrace						\$15,420

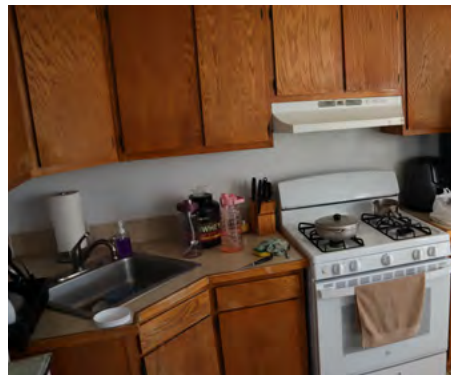
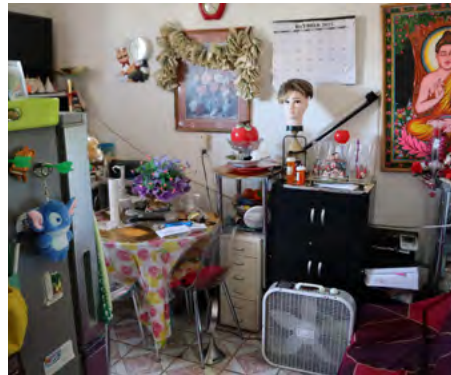
Annual Rent	\$185,040
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Expenses	2026 Estimate
Taxes	\$34,548
Owner Paid Utilities*	\$50,540

*PSEG Utilities 2025 Actuals

PROPERTY PHOTOS

99 CLIFTON TERRACE, WEEHAWKEN, NJ 07086





**6300 BERGENLINE AVE,
WEST NEW YORK, NJ 07093**

More information at www.AuctionAdvisors.com/hudson

PROPERTY INFO

6300 BERGENLINE AVE, WEST NEW YORK, NJ 07093

Address:	6300 Bergenline Ave. West New York, NJ 07093
County:	Hudson County
Block / Lot:	Block 33, Lot 1
Land Area:	0.07 Acres / 2,930 SF
Gross Building Area:	~6,000 SF
Unit Count:	3 Residential / 2 Commercial
Tax Estimate:	\$19,590



FINANCIAL SUMMARY

6300 BERGENLINE AVE, WEST NEW YORK, NJ 07093

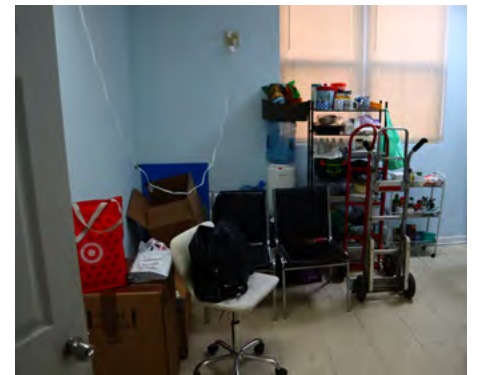
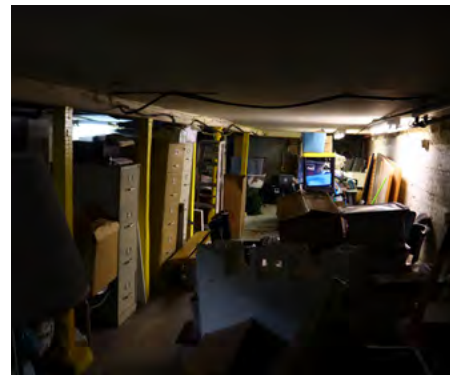
UNIT	LEASE START	LEASE END	BED	BATH	RENT CYCLE	MONTHLY RENT
1	7/1/2023	At-will	2	1	Monthly	\$1,377
2	7/1/2023	At-will	2	1	Monthly	\$1,348
3	7/1/2023	At-will	2	1	Monthly	\$1,375
S1 (Fruit Market)	4/1/2024	3/31/2029	N/A	0.5	Monthly	\$3,183
S2 (Giros)	10/1/2016	9/30/2026	N/A	1	Monthly	\$3,900
Total for 6300 Bergenline Avenue						\$11,183

Annual Rent	\$134,192
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Expenses	2026 Estimate
Taxes	\$19,590
Owner Paid Utilities	\$13,349

PROPERTY PHOTOS

6300 BERGENLINE AVE, WEST NEW YORK, NJ 07093





83 68TH STREET #5, GUTTENBERG, NJ

More information at www.AuctionAdvisors.com/hudson

PROPERTY INFO

83 68TH STREET #5, GUTTENBERG, NJ 07093

Address: 83 68th Street #5,
Guttenberg, NJ 07093

County: Hudson

Block / Lot: 33/5.01

Unit Area: ~545 sq ft

Unit Count: 1 Residential

Tax Estimate: \$3,265



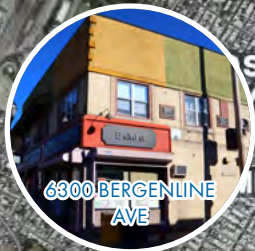
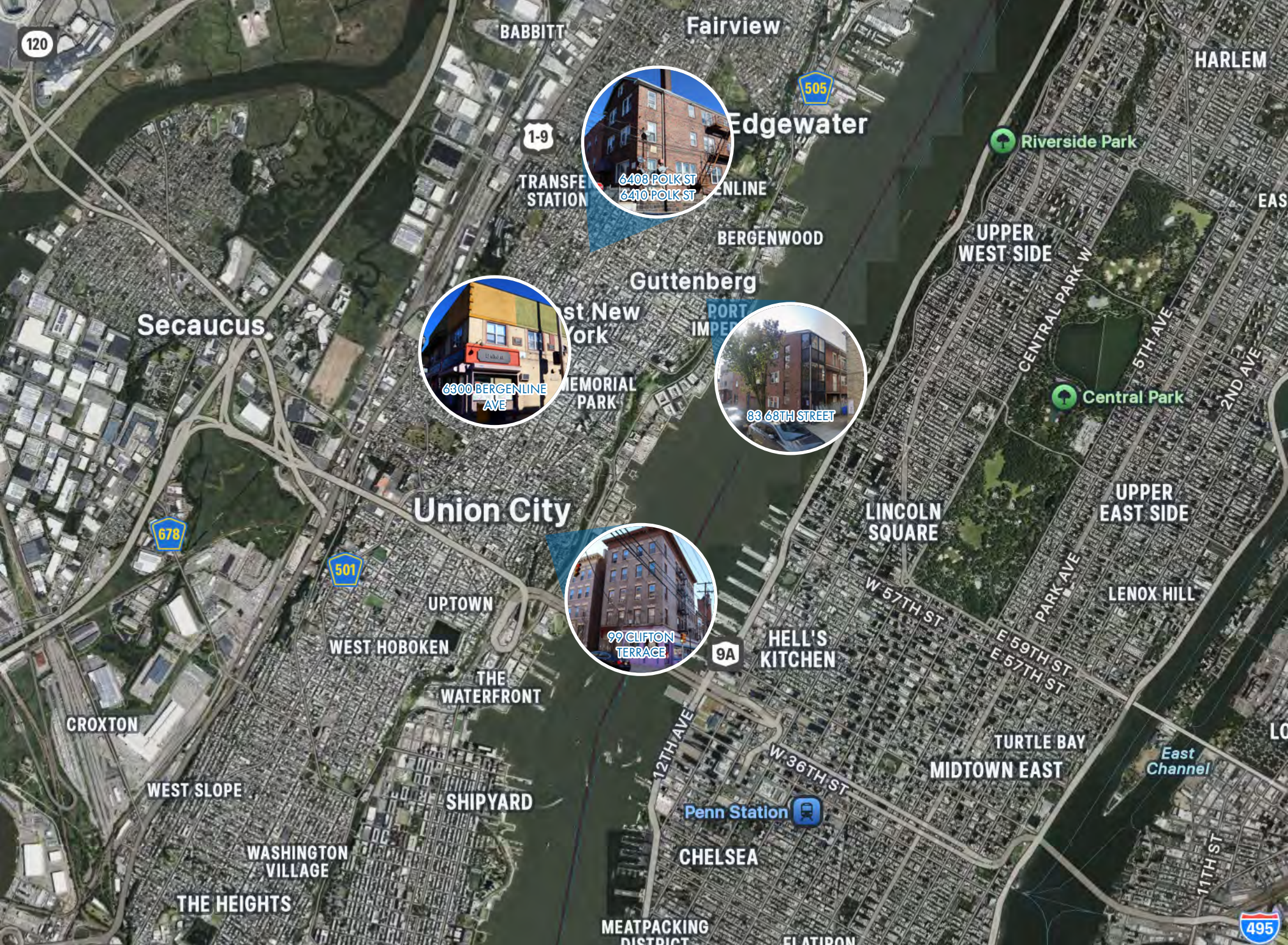
FINANCIAL SUMMARY

83 68TH STREET #5, GUTTENBERG, NJ 07093

UNIT	LEASE START	LEASE END	BED	BATH	RENT CYCLE	MONTHLY RENT
5	12/1/2024	At-will	1	1	Monthly	\$1,448
Total for 83 68th Street, Guttenberg, NJ						\$1,448

Annual Rent	\$17,376
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Expenses	2026 Estimate
Taxes	\$3,265
Owner Paid Utilities / HOA	\$4,176





MARKET OVERVIEW

Weehawken & West New York, NJ: Dynamic Waterfront Growth Markets

Weehawken and West New York offer a highly attractive environment for healthcare and professional service providers. Located along the Hudson River waterfront just minutes from Manhattan, the market benefits from strong population density, ongoing development, exceptional transit access, and proximity to major employment and healthcare centers.

Market Momentum

Continued residential and mixed-use development throughout the Hudson County waterfront is driving long-term growth. Weehawken's Port Imperial district remains a major investment corridor, while West New York continues to attract residents seeking urban convenience and direct access to New York City. Together, these trends are increasing demand for accessible medical and professional services.

High-Demand Demographics

The area is supported by a dense and diverse population, a large commuter workforce, and growing demand for outpatient healthcare services. The

combination of privately insured residents, multi-generational households, and public healthcare coverage creates a broad and stable patient base for medical and professional practices.

Exceptional Access & Visibility

The market offers outstanding regional connectivity through the Lincoln Tunnel, Route 495, Hudson-Bergen Light Rail, NJ Transit bus service, and NY Waterway ferries. Major corridors such as Bergenline Avenue, Boulevard East, and Port Imperial Boulevard provide strong visibility, convenient access, and consistent consumer traffic.

Established Healthcare Ecosystem

Weehawken and West New York benefit from proximity to leading healthcare institutions throughout Hudson and Bergen Counties, including Hackensack University Medical Center, Jersey City Medical Center, Hoboken University Medical Center, and Palisades Medical Center. This established healthcare network creates a strong referral environment and supports continued demand for outpatient medical, dental, behavioral health, and professional service providers.



2026 SUMMARY	1 MILES	3 MILES	5 MILES
Population	53,225	344,800	1,215,000
Households	20,450	129,700	468,500
Families	13,200	82,900	286,400
Average Household Size	2.60	2.64	2.58
Owner Occupied Housing Units	6,350	41,900	149,300
Renter Occupied Housing Units	14,100	87,800	319,200
Median Age	38.1	37.2	37.5
Median Household Income	\$72,000	\$88,500	\$101,400
Average Household Income	\$87,900	\$111,800	\$136,900

2030 PROJECTION	1 MILES	3 MILES	5 MILES
Population	54,900	356,700	1,258,000
Households	21,300	135,800	487,600
Families	13,750	86,700	297,900
Average Household Size	2.58	2.62	2.56
Owner Occupied Housing Units	6,800	45,300	160,500
Renter Occupied Housing Units	14,500	90,500	327,100
Median Age	39.0	38.0	38.2
Median Household Income	\$79,500	\$97,800	\$112,900
Average Household Income	\$97,400	\$123,600	\$151,800

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