



460-510 OLD RIVER ROAD  
EDGEWATER, NJ

4+ ACRE DEVELOPMENT ASSEMBLAGE  
WITH NYC & WATER VIEWS

INQUIRE FOR PRICING

RIPCO  
INVESTMENT SALES

# investment HIGHLIGHTS



RENDERING



[CLICK FOR PRINCIPAL NDA](#)

[CLICK FOR BROKER NDA](#)

**01**

## FOUR + ACRES DEVELOPMENT ASSEMBLAGE

Three contiguous lots with ~800 FT of frontage along Old River Road

**02**

## MULTIFAMILY DEVELOPMENT OPPORTUNITY

Conceptual plans include a 12-story apartment building consisting of ~700,000 SF and 400+ units

**03**

## SURROUNDING RETAIL

Including local and national retailers, such as Target, Marshalls, Mitsuwa Marketplace, Trader Joe's, Starbucks, Outback Steakhouse and more

**04**

## EASY TRANSPORTATION & ACCESSIBILITY

Conveniently situated within minutes to the Edgewater Ferry Station, Express Buses, George Washington Bridge and Lincoln Tunnel providing an easy commute to-from NYC

**05**

## BREATHTAKING SCENERY

Overlooking the Hudson River with exquisite views of the New York City skyline

# property OVERVIEW

## THE OFFERING

Address	460-510 Old River Road   Edgewater, NJ 07020		
Block	86		
<b>Lots</b>	<b>1</b>	<b>2</b>	<b>3</b>
Zoning	B-4	B-4	R-40
Lot Dimensions	225' x 393.74'	150' x 250.27'	419.65' x 243.22'
Lot SF (approximations)	67,918	36,945	76,593
Combined Lot SF	181,456 SF (approx.)		
Lot Acreage (approximations)	1.56	0.85	1.76
Combined Lot Acres	4.17		

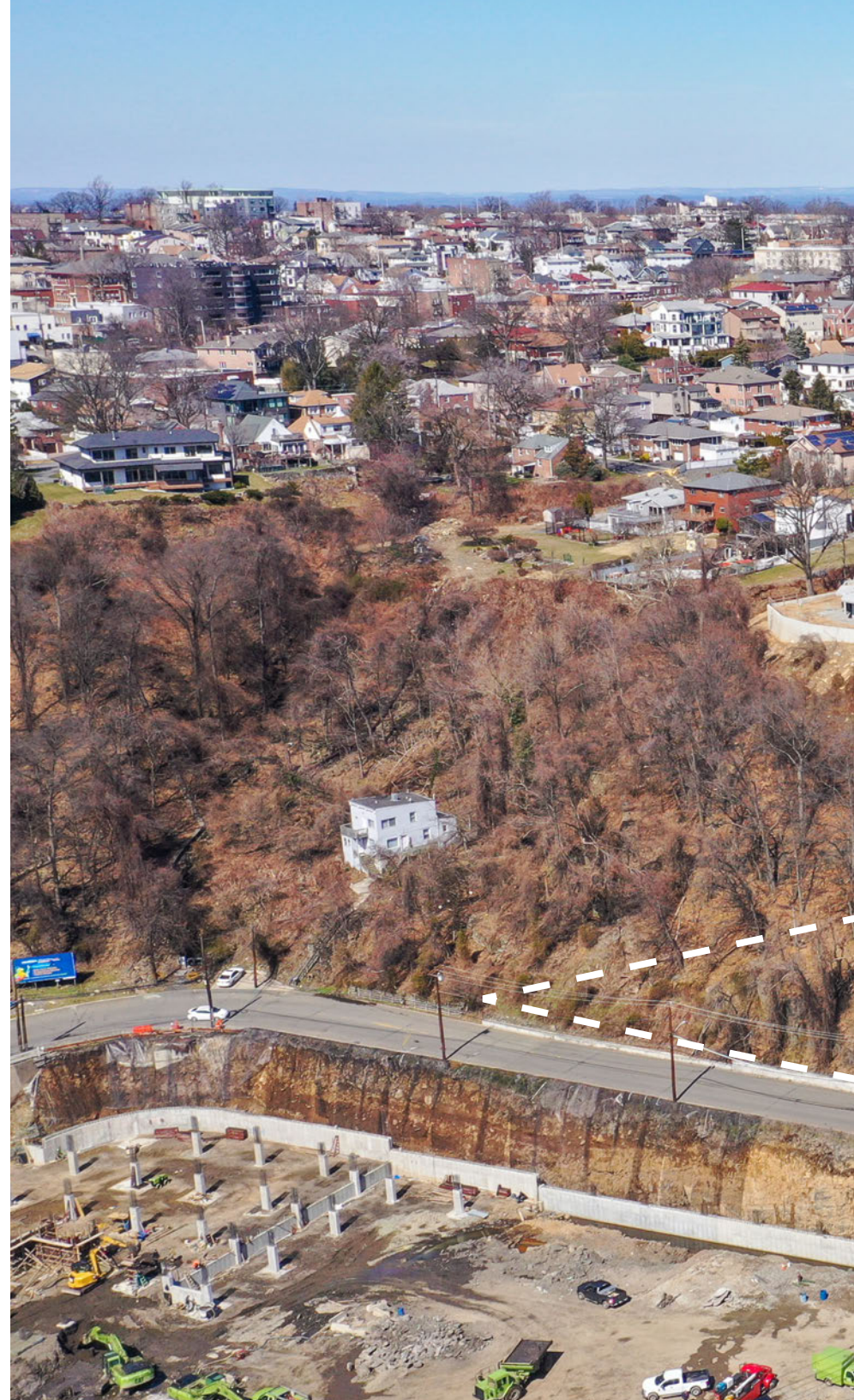
## CONCEPTUAL PLANS

Building Footprint Area	51,572 SF (approx.)		
Building SF (Gross)	687,882 SF (approx.)		
Stories	12		
Total Residential Units	408		
Total Parking Spaces	435		
COAH Requirement	15%		

## TAX INFORMATION (2024)

Annual Property Taxes	\$26,344	\$17,564	\$28,188
Combined Annual Property Taxes	\$72,096		
Tax Class	4B	4B	1

[INQUIRE FOR PRICING](#)



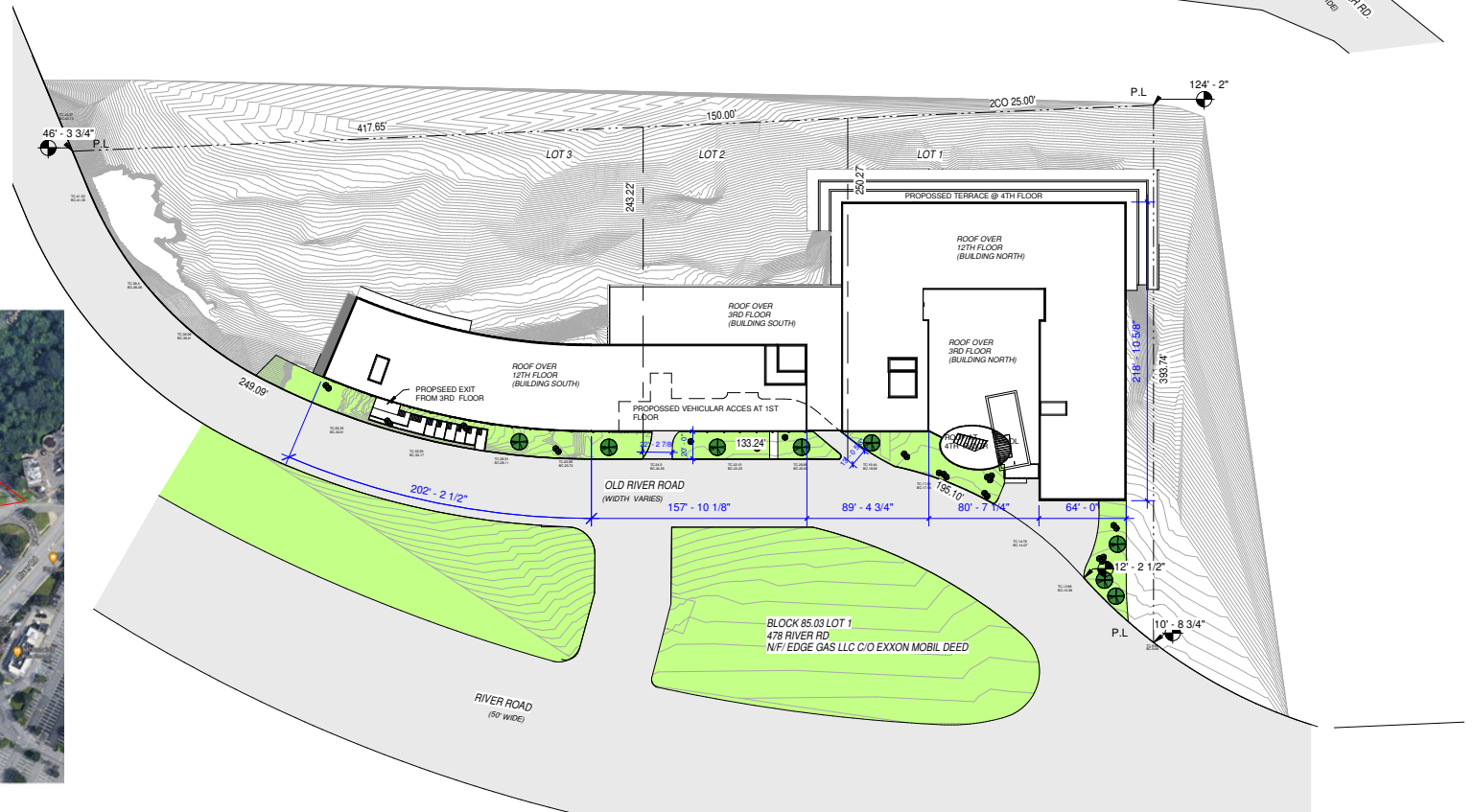
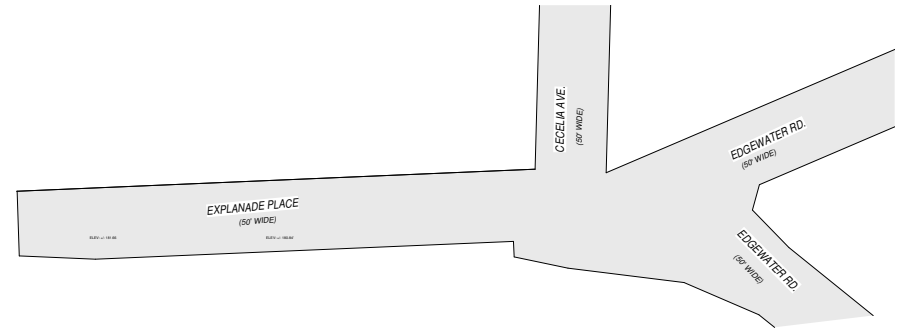


460-510 OLD RIVER ROAD  
EDGEWATER, NJ





# conceptual SITE PLAN



② SITE LOCATION  
1" = 200'-0"



① SITE PLAN  
1" = 60'-0"



# the NEIGHBORHOOD

Edgewater is a borough located in Bergen County, New Jersey, with a population of around 14,000. It sits on 3.5 miles of banks on the Hudson River, and its location offers breathtaking views of the New York City skyline across the water. The community is predominantly residential, with a mix of single-family homes, luxury condominiums, and townhouses. The neighborhood boasts a diverse population, with a blend of cultures and languages. Edgewater has a diverse mix of shopping and dining options, including high-end shops, local boutiques, and restaurants that serve a variety of cuisines. Residents enjoy easy access to transportation, with bus and ferry services to Manhattan and other parts of the New York metropolitan area.

Edgewater offers a range of outdoor recreational activities, with several parks and waterfront paths that offer stunning views of the New York City skyline. The Hudson River Waterfront Walkway, a popular destination for joggers and cyclists, runs through the borough and provides access to several parks, including Veterans Field and Edgewater Commons. The borough also has a strong arts and culture scene, with the Edgewater Arts Council sponsoring several events and programs throughout the year, including concerts, art exhibitions, and festivals.

Edgewater has a strong sense of community, with several organizations and clubs that provide opportunities for residents to get involved and connect with their neighbors. The borough is also home to several excellent schools, both public and private, which have a reputation for providing a high-quality education. Overall, Edgewater is an attractive community with a high standard of living, making it an ideal place to call home.





ABIKO CURRY HOUSE

BANG GOOM BAKERY

RISPOLI PASTRY SHOP

SSONG'S HOTDOG

**DUNKIN'**

CUBESMART  
self storage + logistics

WAL\*MART

PETSMART

**DUNKIN'**

AT&T

**BJ's**

**BURGER KING**

five BEL'W

Wendy's

Applebee's

SINCE 1954  
**Jersey Mike's**  
SUBS

POPEYES

Burlington  
Food Factory

**ALDI**

TACO BELL

Chick-fil-*de*

McDonald's

**CHUCK E**

**LOWE'S**

SHERWIN-WILLIAMS

**THE HOME DEPOT**

**DOLLAR TREE**

**TARGET**

**7**  
ELEVEN

CUBESMART  
self storage + logistics

**DUNKIN'**

**FOOD BAZAAR**  
SUPERMARKET

**7**  
ELEVEN

SEDONA TAPHOUSE

354 STEAKHOUSE

GORILLA GRILL

VINCENT'S PIZZA

Cliffside  
Park

LULU MEDITERRANEAN  
GRILL

YOGURT STUDIO

DAISY'S GRILL

D'S DOUGH

FLEMING'S PRIME  
STEAKHOUSE

**w**

**BURGER KING**

MILLERS

KABOB ON THE CLIFF

**N**  
460-510 OLD RIVER ROAD  
EDGEWATER, NJ

bp

SOJO  
SPA CLUB

MITSUWA  
MARKETPLACE NJ

**CVS**

**TARGET**

Marshall's

Michaels

**T.J. MAXX**

**STARBUCKS**

McDonald's

Burlington  
Food Factory

**OUTBACK**  
STEAKHOUSE

Burlington  
Food Factory

EDGEWATER  
FERRY LANDING

Edgewater

**WHOLE FOODS**  
MARKET

**STARBUCKS**

**TRADER JOE'S**

Massage Envy

**GNC**

Orangetheory  
FITNESS

red mango

SINCE 1994  
**Jersey Mike's**  
SUBS

**NORTH HUDSON PARK**

NEARBY POINTS OF INTEREST	DISTANCE	TRAVEL TIME
Edgewater Commons Center	0.2 mi	2 min
Edgewater Ferry Landing	1.4 mi	5 min
George Washington Bridge	3.5 mi	10 min
Lincoln Tunnel	7.0 mi	15 min
Newark Liberty Airport	20 mi	30 min

# future of edgewater

neighboring projects







**460-510 OLD RIVER ROAD**  
EDGEWATER, NJ

**CONTACT EXCLUSIVE AGENTS:**

**STEPHEN R. PREUSS SR.**  
718.663.2639  
SRP@RIPCONY.COM

**JON CORBISCELLO**  
973.420.9029  
JCORBISCELLO@RIPCONJ.COM

**KEVIN LOUIE**  
718.663.2642  
KLOUIE@RIPCONY.COM

**ERIC DELAFRAZ**  
718.663.2653  
EDELAFRAZ@RIPCONJ.COM

**FOR FINANCING INQUIRIES:**

**STEVEN SPERANDIO**  
917.975.3260  
SLS@RIPCONY.COM

**RIPCO**  
INVESTMENT SALES