

LAND FOR SALE

LUXURY NEW CONSTRUCTION SF DEVELOPMENT

70 Edgewater Rd, Cliffside Park, NJ 07010



OFFERING SUMMARY

SALE PRICE:	\$1,399,999
LOT SIZE:	17,097 SF
2 SUBDIVIDED LOTS:	8,549 SF Each
ZONING:	R-1
MARKET:	Northern NJ
SUBMARKET:	Hudson Waterfront
PRICE / SF:	\$81.89

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

The Bruce Elia Team presents an exciting, new subdivided lot, in the best section of Cliffside Park, to build 2 luxury single families with rooftops and NYC views. The sale includes a fully subdivided lot, approved by the town, inclusive of a survey and plans accordingly for it.

PROPERTY HIGHLIGHTS

- (x2) Luxury Single Family Development Opportunities
- Lot Size 17,097 SF
- Each Lot Subdivided into 8,549 SF
- Best Location in town - East of Palisade Ave
- Both Rooftops will have NYC Views
- Survey in Hand with Subdivided Lots

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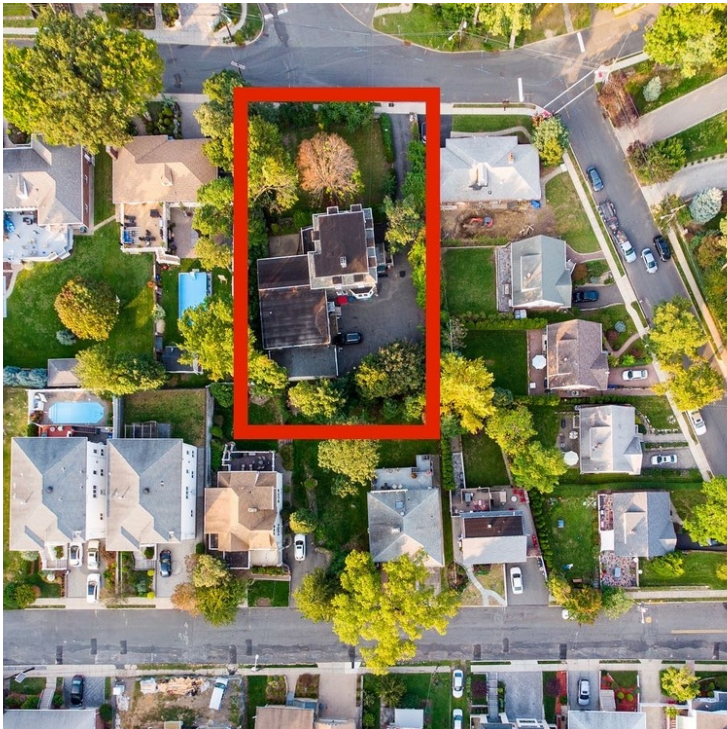
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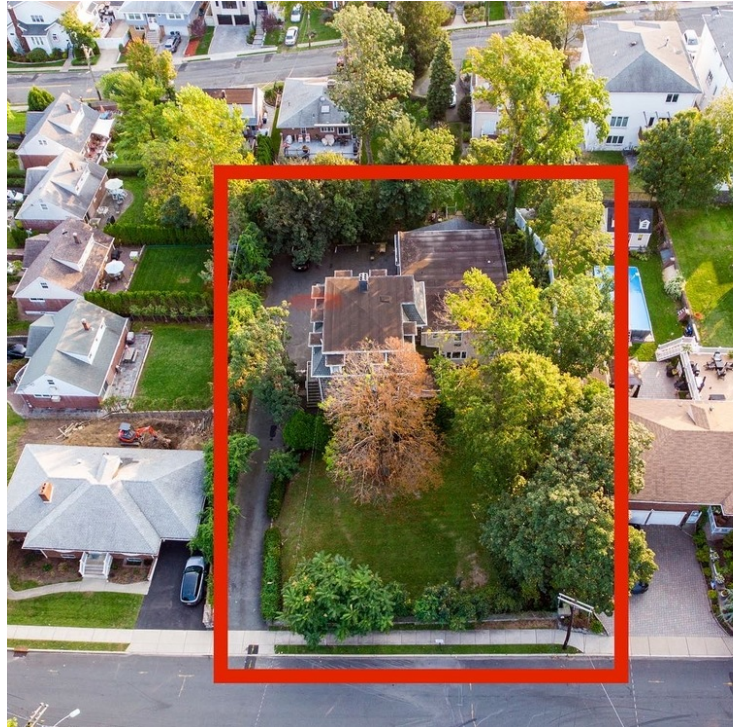
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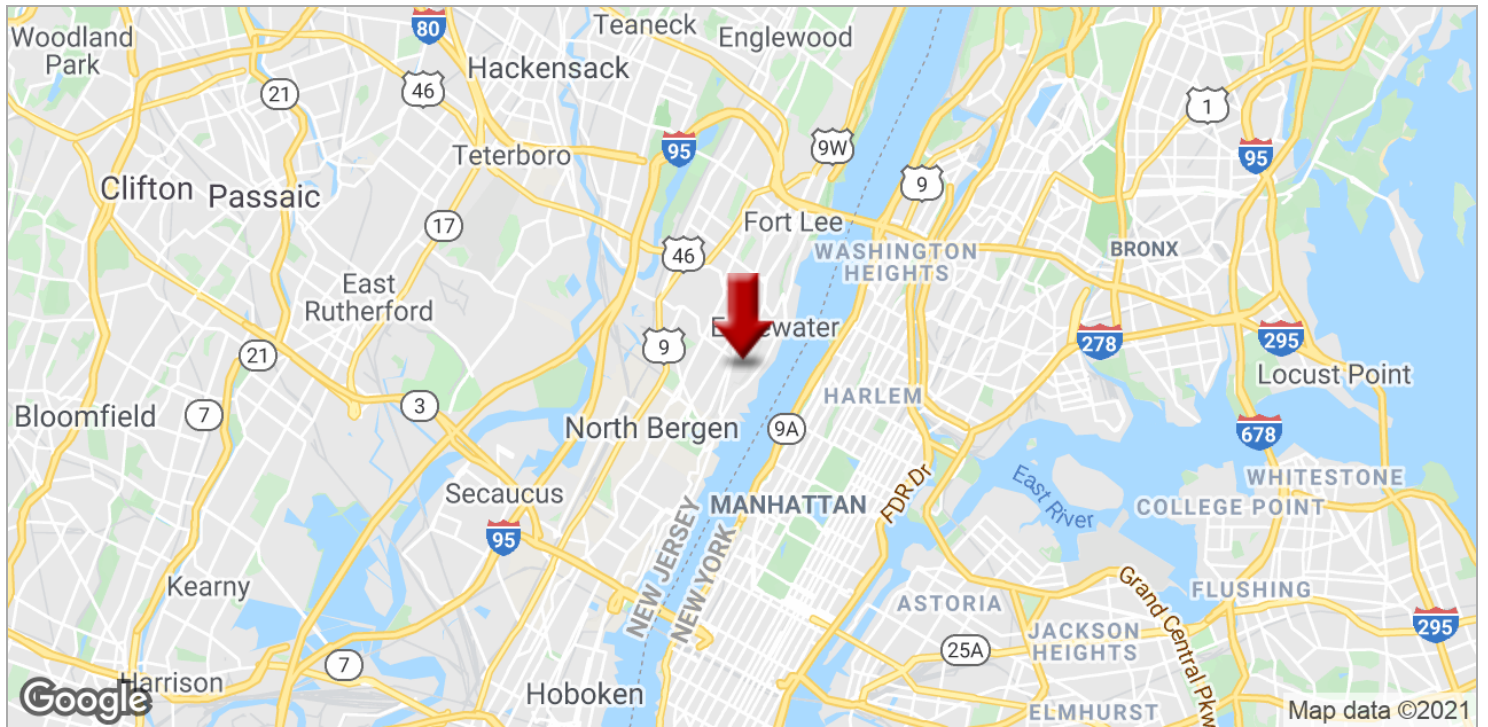
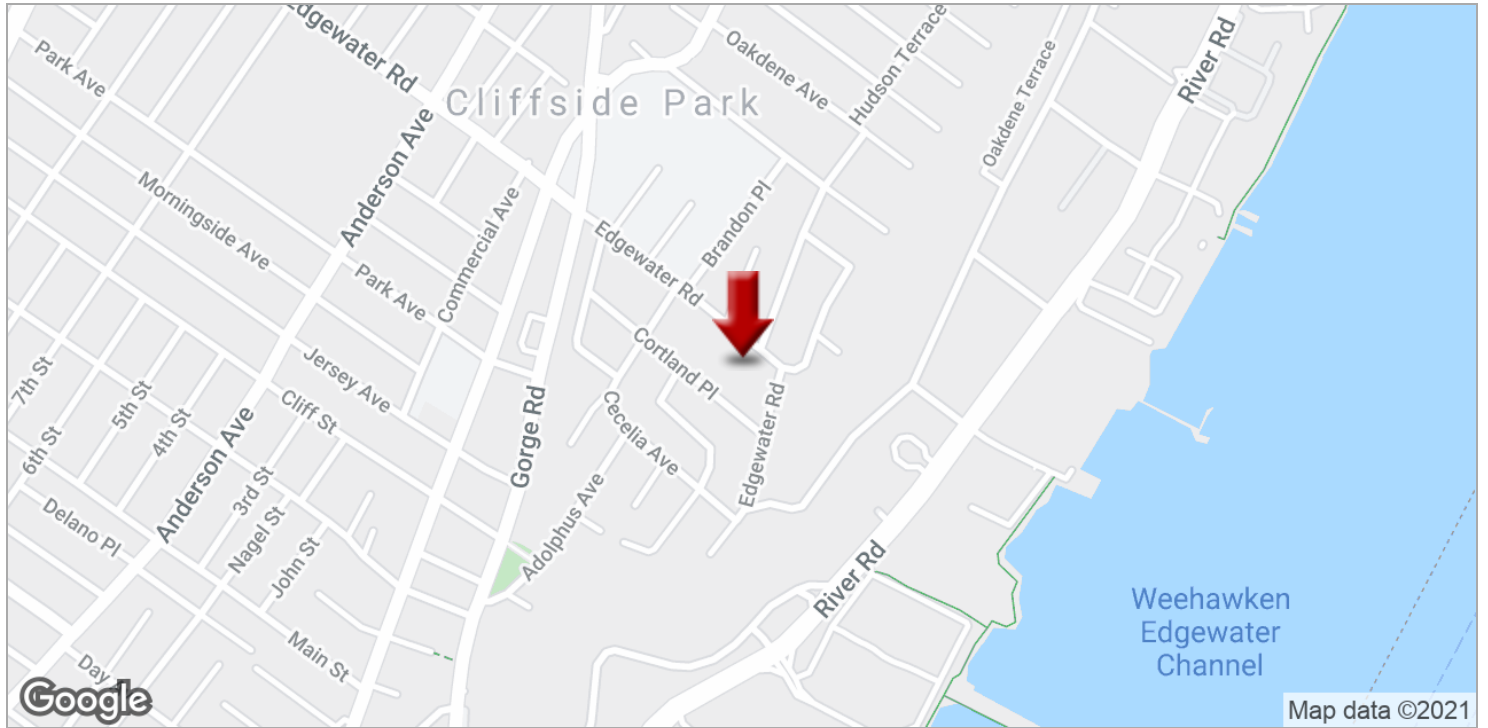
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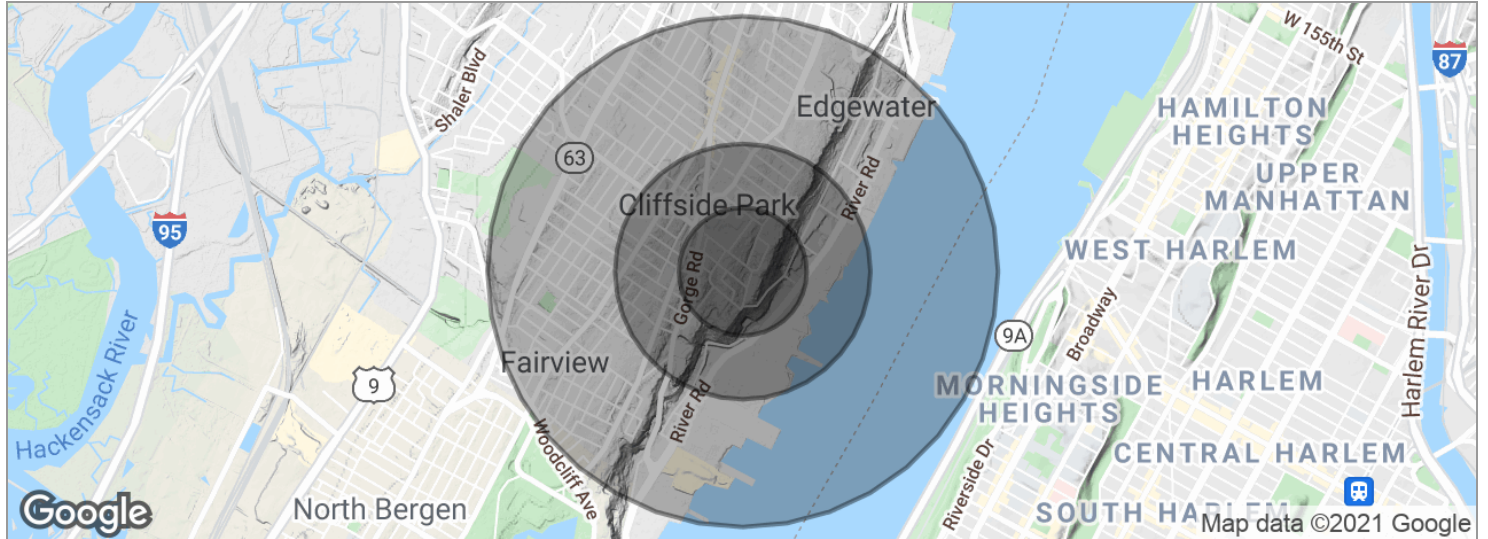
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	3,840	11,940	49,311
Median age	38.1	38.4	38.8
Median age (male)	36.4	37.2	37.2
Median age (Female)	40.4	40.0	40.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,572	4,969	21,034
# of persons per HH	2.4	2.4	2.3
Average HH income	\$84,306	\$88,894	\$88,113
Average house value	\$500,126	\$516,289	\$521,149

* Demographic data derived from 2010 US Census

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