

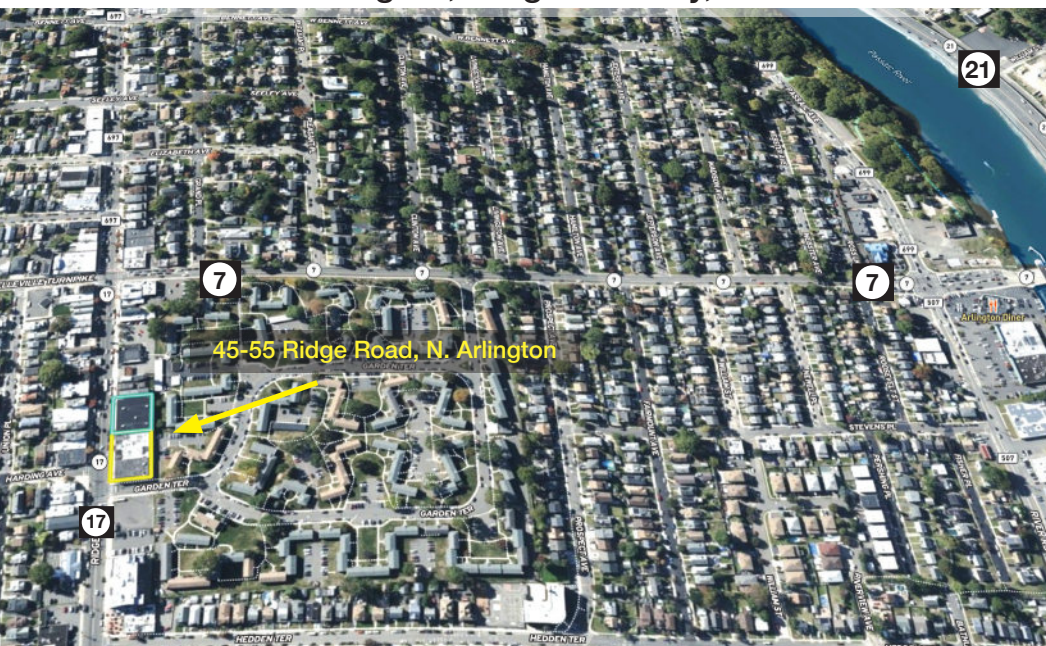
AUCTION

MARCH 4TH

GUARANTEED TO SELL AT OR ABOVE \$2.5MM

41,500+/- SF OF POSSIBILITIES IN BERGEN
COUNTY'S PRIME CORRIDOR

North Arlington, Bergen County, NJ 07031



GUARANTEED TO SELL AT OR ABOVE \$2.5MM



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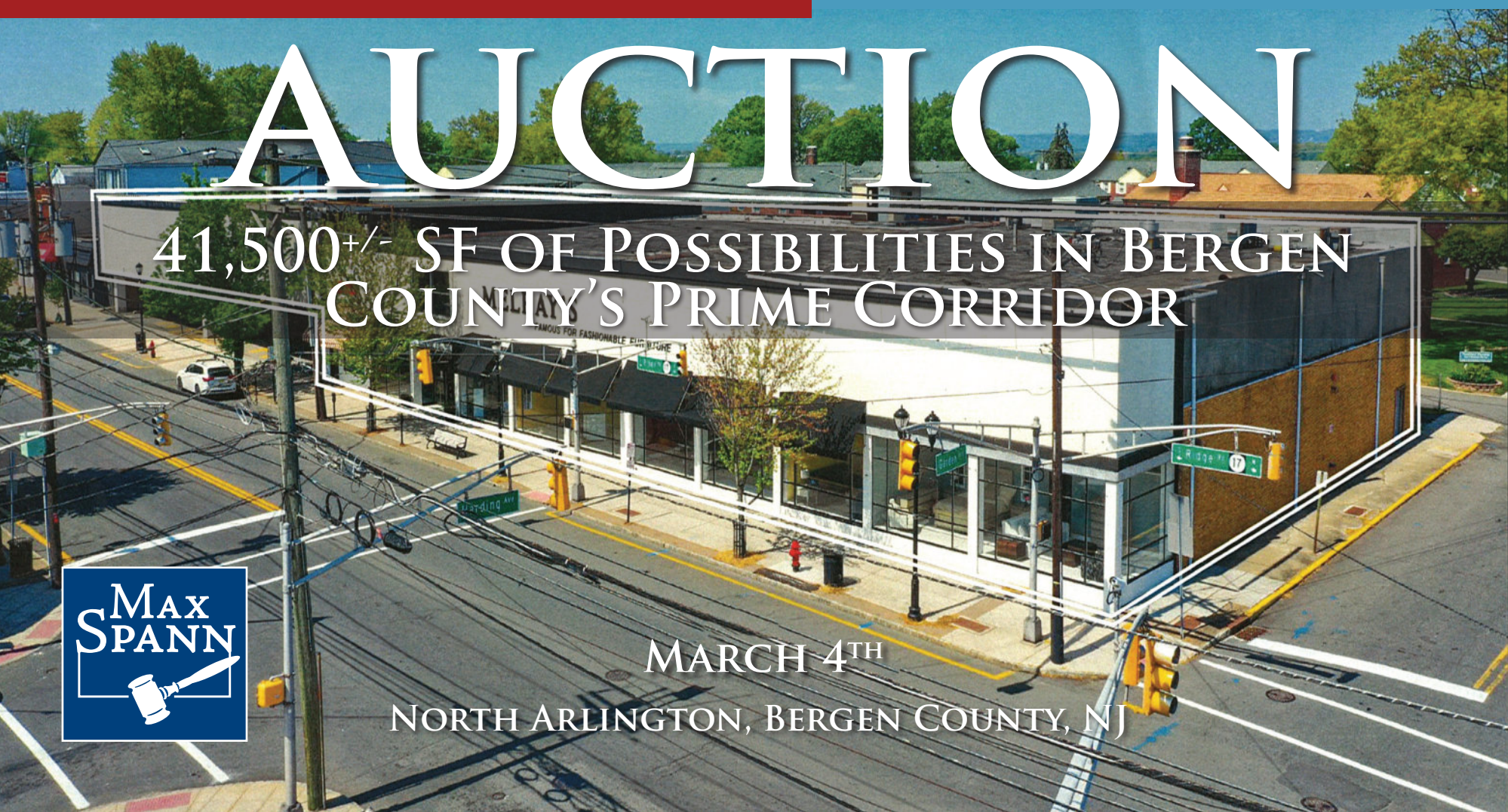
AUCTION

41,500+/- SF OF POSSIBILITIES IN BERGEN
COUNTY'S PRIME CORRIDOR



MARCH 4TH

NORTH ARLINGTON, BERGEN COUNTY, NJ



GUARANTEED TO SELL AT OR ABOVE \$2.5MM

TIME MAGAZINE NAMES NORTH ARLINGTON TOP 10 PLACE TO LIVE IN THE COUNTRY

41,500[±] SF Building

25 COVERED PUBLIC PARKING SPACES

RIDGE ROAD

Conceptual Rendering

MIXED-USE, RETAIL, OFFICE, OR SERVICE BUSINESS POSSIBILITIES

- Perfect for an owner-user or investor to reposition and capitalize on strong local demand.
- Redevelopment Potential — Located in the Ridge Road Redevelopment Area (RRRA).
- Situated on a high-visibility signalized intersection on the Main Artery of North Arlington.
- Multi-Property Offering — Includes 37 Ridge Road (.29[±] acres air rights) and 45—55 Ridge Road (.377[±] acres), providing flexibility for investors or owner-users.
- Growing Economy — A thriving prosperous Bergen County community with strong demographics and purchasing power. Bergen County ranks among NJ's most prosperous regions with robust infrastructure and services. North Arlington was named top 10 place to live in the country by Time Magazine
- Close to NYC and Proximity to Major Routes — Just minutes from Manhattan, attracting commuters and businesses seeking urban access with easy access to Route 21, Route 3 and NJ Turnpike for regional connectivity. In addition, the site is across the street from a NJ Transit bus terminal.

PROPERTY ADDRESS:

45-55 Ridge Road, North Arlington,
Bergen County, NJ 07031

PROPERTY PREVIEWS 12 TO 2 PM:

Wednesday, February 11th & Wednesday, February 18th

ONLINE AUCTION BIDDING CONCLUDES

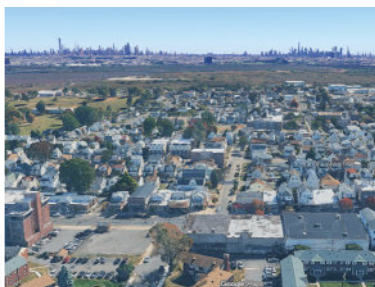
Wednesday March 4th, 2026 at 11 am



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Strong NY Metro-Bergen Demographics



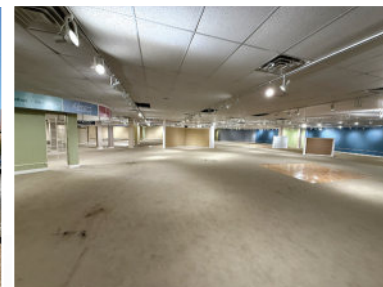
High Visibility Signalized Intersection



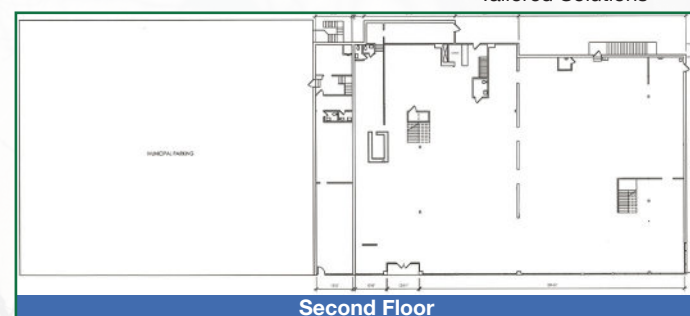
Ideal for Multi-Tenant Occupancy



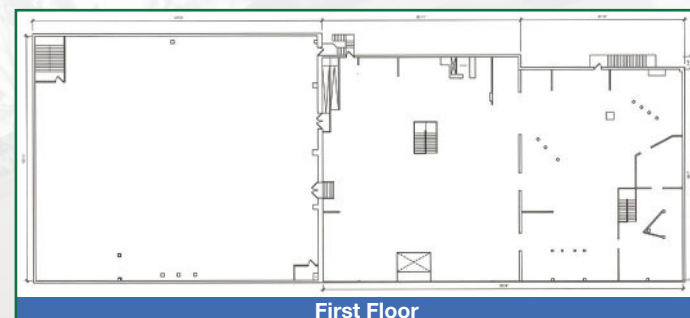
Across the Street from the Bus Terminal



Configurable Floor Plan for
Tailored Solutions



Second Floor



First Floor



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