AUCTION

New Auction Date December 9th

Bankruptcy Auction

43 Luxury Market Rate Apartments and Signature Commercial Space in the Heart of Union, NJ

Union Township, Union County, NJ



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Bankruptcy Auction

AUCTION

Premier Mixed-Use Investment Offered in Two Parcels

43 Luxury Market Rate Apartments and Signature Commercial Space in the Heart of Union, NJ

December 9th

Union Township, Union County, NJ

BANKRUPTCY AUCTION

A Rare Opportunity to Acquire One or Both Parcels in Union's Premier Mixed-Use Property

December 9TH

PARCEL 1 – Stabilized Multifamily Investment

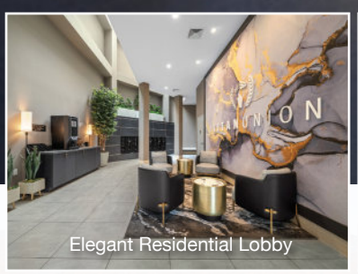
- Newly constructed multifamily asset completed in 2024 with modern building systems and minimal deferred maintenance.
- Diverse unit mix of studios, one-bedroom, one-bedroom-plus-den, and two-bedroom residences designed to appeal to a broad tenant base.
- Contemporary apartment interiors featuring upscale finishes, open layouts, in-unit laundry, and individually controlled utilities.
- Strong amenity package including fitness center, media lounge, package management area, recreational party room, rooftop lounge and terrace with panoramic views.
- Professionally designed residential lobby creating an attractive first impression for residents and guests.
- Covered and surface parking available, enhancing convenience within a vibrant downtown setting.
- Institutional-quality construction with a favorable tax-abatement period and potential for continued rental growth.

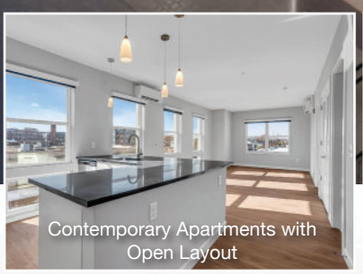
PARCEL 2 – SIGNATURE 25,000+/- SF COMMERCIAL SPACE WITH UNLIMITED POTENTIAL

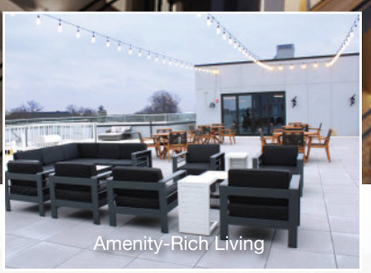
Currently Configured as an Event Venue, Professional Office and Coworking Space — Adaptable for Retail, Medical, Office, Educational, Fitness and Other Commercial Uses

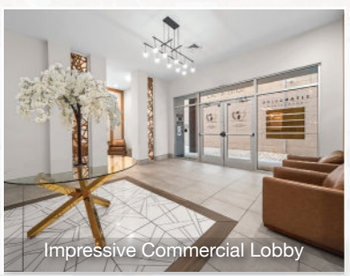
- Distinctive architectural features blend historic character with modern redevelopment, creating an unmatched customer experience.
- Signature event and banquet venue with capacity for large-scale social, corporate, and community gatherings.
- Purpose-built event infrastructure includes caterer service areas, dedicated elevators, rooftop lounge and terrace, skylight atrium and magnificent vault bar.
- Modern office accommodations positioned for owner-users. Designed to be corporate headquarters, professional firms, or long-term tenancy.
- Highly visible downtown presence with strong accessibility, parking, and exceptional repositioning or operational upside. Scouted by Netflix as a potential filming location for three feature productions since opening.

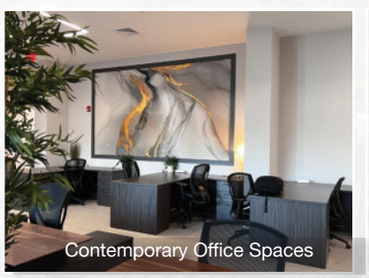
PROPERTY ADDRESS:
2003 Morris Avenue
Union Township, Union County, NJ 07083

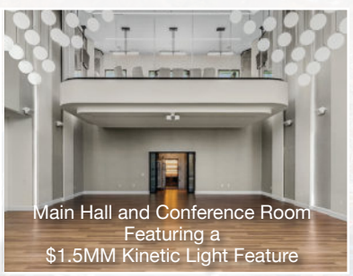

Elegant Residential Lobby

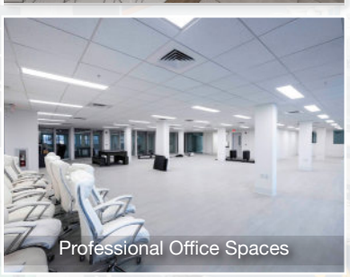

Contemporary Apartments with Open Layout

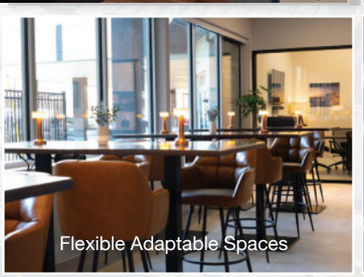

Amenity-Rich Living

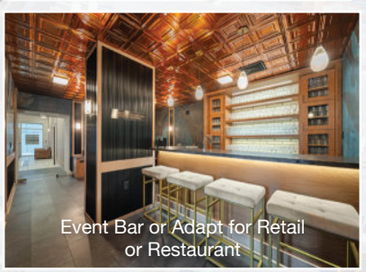

Impressive Commercial Lobby


Contemporary Office Spaces


Main Hall and Conference Room Featuring a $1.5MM Kinetic Light Feature


Professional Office Spaces


Flexible Adaptable Spaces


Event Bar or Adapt for Retail or Restaurant

Versatile Spaces Adaptable For Retail, Restaurant or Other Commercial Uses

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Auction Held In Conjunction With

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ONLINE AUCTION
Bidding opens Monday, December 7, 2026
Bidding concludes Wednesday, December 9, 2026

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