

AUCTION

NOVEMBER 12TH

BANKRUPTCY AUCTION

43 LUXURY MARKET RATE APARTMENTS AND
SIGNATURE COMMERCIAL SPACE IN THE HEART OF UNION, NJ

Union Township, Union County, NJ

★ 2024 BUSINESS OF THE YEAR
*Honored By The New Jersey State Legislature and
Township of Union*



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



A.J. WILLNER
AUCTIONS

NOVEMBER 12TH

UNION TOWNSHIP, UNION COUNTY, NJ



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A RARE OPPORTUNITY TO ACQUIRE ONE OR BOTH PARCELS IN UNION'S PREMIER MIXED-USE PROPERTY

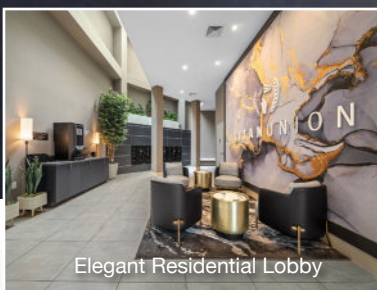
November 12TH

PARCEL 1 – STABILIZED MULTIFAMILY INVESTMENT

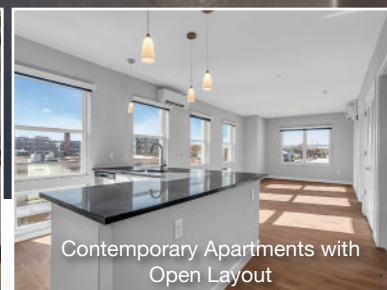
- Newly constructed multifamily asset completed in 2024 with modern building systems and minimal deferred maintenance.
- Diverse unit mix of studios, one-bedroom, one-bedroom-plus-den, and two-bedroom residences designed to appeal to a broad tenant base.
- Contemporary apartment interiors featuring upscale 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.

PROPERTY ADDRESS:

2003 Morris Avenue
Union Township, Union County, NJ 07083



Elegant Residential Lobby



Contemporary Apartments with Open Layout

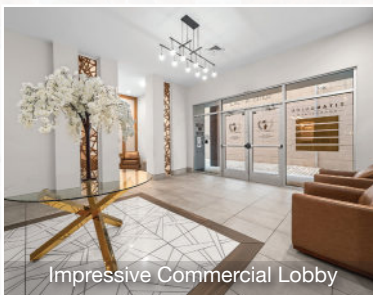


Amenity-Rich Living

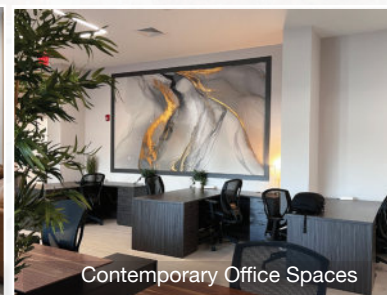
PARCEL 2 – SIGNATURE 25,000^{+/-} SF COMMERCIAL SPACE WITH UNLIMITED POTENTIAL

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

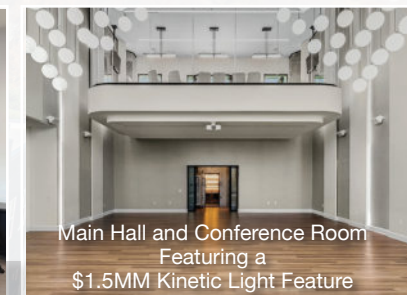
- Distinctive architectural features blend historic character with modern redevelopment, creating an unmatched customer experience.
- Signature event and banquet venue with capacity for large-scale social, corporate, and community gatherings.
- Purpose-built event infrastructure includes caterer service 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.



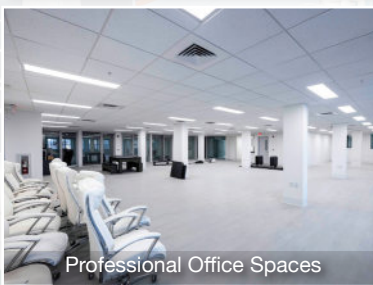
Impressive Commercial Lobby



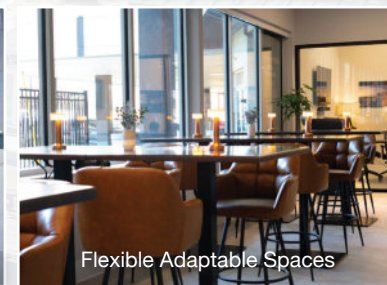
Contemporary Office Spaces



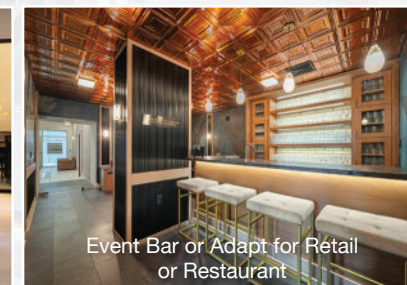
Main Hall and Conference Room
Featuring a
\$1.5MM Kinetic Light Feature



Professional Office Spaces



Flexible Adaptable Spaces



Event Bar or Adapt for Retail
or Restaurant

Versatile Spaces Adaptable For Retail, Restaurant or Other Commercial Uses

ONLINE AUCTION BIDDING CONCLUDES

Thursday November 12th, 2026 at 1pm

PROPERTY PREVIEWS 12 TO 2 PM:

Wednesday, October 21st & Monday, October 26th

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