

307 Rock Ave, Piscataway, NJ



Offering Summary

For Sale



Property Details



307 Rock Ave,
Piscataway NJ

PRICE
Call For Offers

LEGAL LOT
15

LEGAL BLOCK
209

LOT SIZE
0.1722
Acres

NUMBER
OF FLOORS

2 Floors + Attic
& Basement

Ideal For Both Home Buyers & Investors

LAND SQ.FT

7,501

MUNICIPALITY
NAME

Piscataway
Township

PARCEL
NUMBER

17002090000
00015

ZONING
CODE

R75

STATE USE
DESCRIPTION

Residential

YEAR BUILT

1919

PROPERTY
CONDITION

Good/
Well Maintained

RENOVATION

Significant
Renovations In
2005

Investment Overview



This sale opportunity is a Two (2) family home situated on Rock Avenue in Piscataway NJ. This property features two (2 BR/1Bath) units, a garage, backyard and attic. The first floor is currently rented at \$2,495 per month. The second floor is currently vacant and is “move in” ready for potential home buyers. This asset offers several value-add opportunities. The garage is available to be rented for additional income (previously rented for \$650 per month). The attic is also a potential value-add asset by converting it into more living space for the second-floor unit. The attic currently has its own separate entrance and is not connected with the second-floor unit at this time. There is potential to convert the second-floor unit into a 3BR/2Bath with the addition of the attic space.

Located in Piscataway, one of Middlesex County’s most desirable residential markets, this property benefits from proximity to Rutgers University, Route 22, major employment centers, public transportation, and regional roadways, driving strong and consistent rental demand. The township’s stable tenant base and limited multifamily supply further support long-term appreciation.

307 Rock Avenue represents a rare chance to acquire a flexible, income-producing asset with clear upside through unit repositioning and expansion, making it an attractive option for a wide range of buyers.

VITAL DATA

| | |
|--------------------------------|-----------------|
| Price | Call For Offers |
| Pro Forma NOI (100% Leased) | \$54,970 |
| Property Type | 2-Family |

Backyard & Garage



Pro Forma Rent Roll

| Tenant | Bed/Bath | Status | Rent | Deposit | Lease Expiration | Notes |
|----------------------------|----------|-----------|----------|---------|------------------|---|
| | | | | | | |
| Apartment 1 (First Floor) | 2Bed/1BA | Current | \$2,495 | \$3,564 | 4/30/2026 | * Tenant has been present since 05/2024 |
| Apartment 2 (Second Floor) | 2Bed/1BA | Projected | \$2,500 | TBD | TBD | * Previously leased at \$2,475 |
| Garage | Garage | Projected | \$550 | TBD | TBD | * Previously leased at \$650 |
| | | | | | | |
| Total Monthly Rent: | | | \$5,545 | | | |
| Total Yearly Rent: | | | \$66,540 | | | |

| EXPENSES SUMMARY | |
|------------------|----------|
| Taxes | \$6,232 |
| Insurance | \$1,837 |
| Repairs | \$967 |
| Cleaning | \$350 |
| Sewer Utility | \$395 |
| Water | \$790 |
| Garbage | \$399 |
| Landscaping | \$600 |
| Total | \$11,570 |

| Financial Summary | |
|--------------------------------------|----------|
| Projected Gross Income (100% leased) | \$66,540 |
| Total Expenses (Minus) | \$11,570 |
| Net Operating Income | \$54,970 |

First Floor (2BR/1Bath)



Second Floor (2BR/1Bath) Vacant



Basement & Attic



Market Overview

Piscataway Township is a highly desirable Middlesex County community known for its strong housing demand, convenient transportation access, and proximity to major employment and education centers. Strategically located along the Route 287 and Route 18 corridors, Piscataway offers easy access to New Brunswick, Edison, Metuchen, and Somerville, while providing a direct commute to New York City via nearby NJ Transit rail stations.

The township benefits from its close proximity to Rutgers University, Johnson & Johnson, and numerous corporate campuses, creating consistent rental demand and long-term market stability. Piscataway's well-established residential neighborhoods, combined with limited new multifamily inventory, make two-family homes particularly attractive to both investors and owner-occupants seeking income-producing properties.

Rental rates in Piscataway remain above the national average, with typical rents well into the mid-\$2,000s for many unit types. This strong rental market enhances the investment appeal of multi-family properties.



Demand Drivers

LARGE CORPORATIONS

Piscataway's office market includes roughly 4.9 million square feet of office space across the township. Piscataway, NJ, hosts major operations for global companies like IBM, Johnson & Johnson (R&D), Siemens Hearing Instruments, Ingersoll Rand, and Hapag-Lloyd, alongside significant presence from firms like Amneal Pharmaceuticals, Evonik (chemicals), Microsoft, and GE Healthcare, with other major players in retail (Petco, Louis Vuitton), food/beverage (PepsiCo, Keurig Dr Pepper), logistics, and advanced manufacturing, creating a deep and stable employment base.

HEALTHCARE & PHARMA

Piscataway, NJ boasts a robust healthcare and pharmaceutical presence, including established pharmaceutical manufacturers, specialized generic drug firms, and cutting-edge life science research institutions. The township supports a diverse ecosystem of employers in healthcare, clinical research, and biopharma, anchored by Rutgers medical education facilities and significant research infrastructure. This strong industry footprint drives local job opportunities and reinforces Piscataway's appeal as a dynamic community for professionals and families.

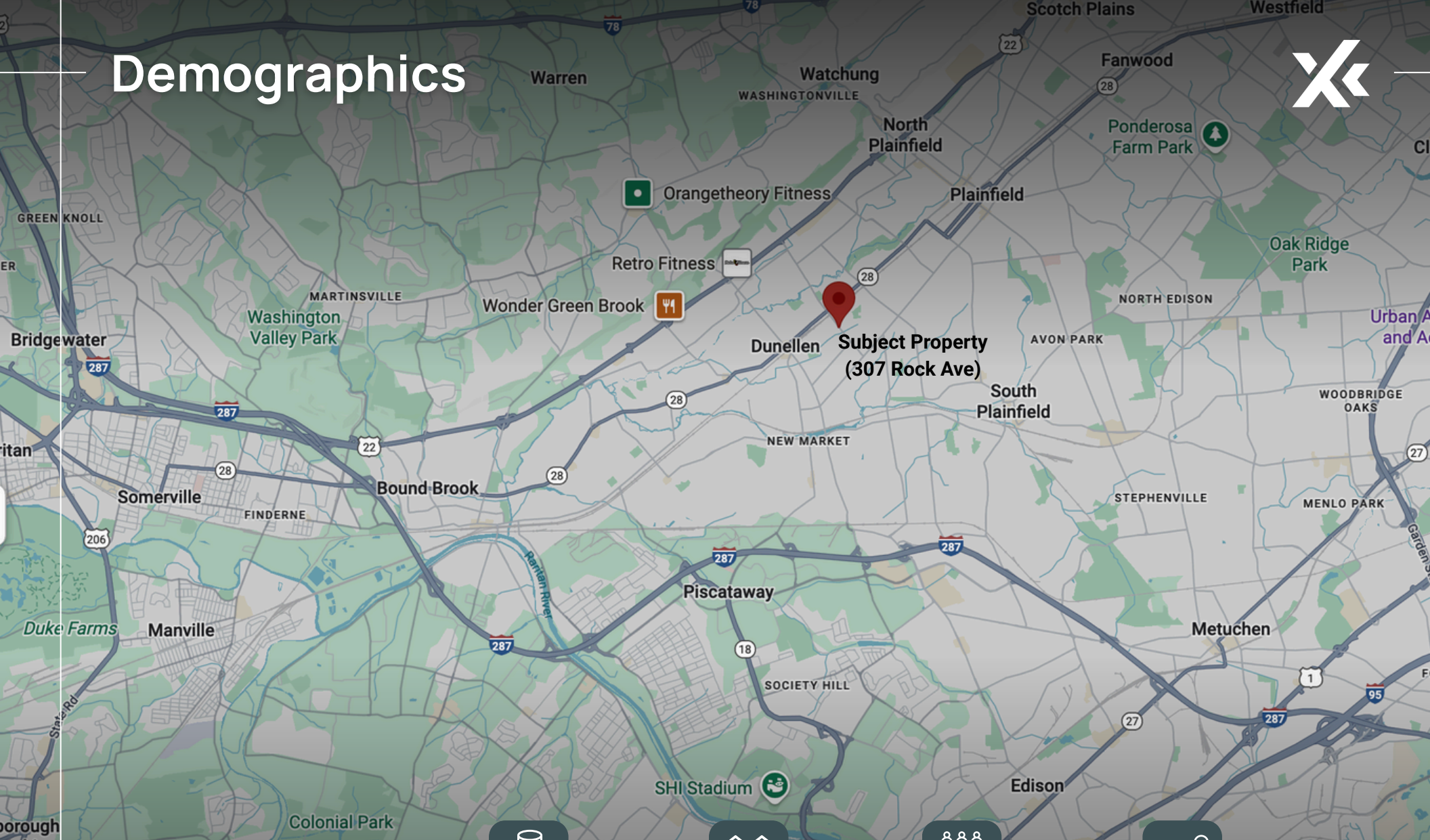
ROUTE 22

Piscataway's proximity to U.S. Route 22 provides residents with exceptional regional connectivity, making it an ideal location for commuters and professionals. Route 22 offers direct access to I-287, the Garden State Parkway, and Route 78, allowing for efficient travel throughout Central and Northern New Jersey as well as convenient connections to New York City. The corridor is lined with major retail centers, dining, corporate offices, and services, enhancing everyday convenience while supporting strong local employment.

RUTGERS UNIVERSITY

Rutgers University functions as a powerful economic engine for Piscataway by generating large-scale, stable employment, attracting ongoing public and private investment, and supporting a constant flow of residents and spending activity. As one of the largest public universities in the country, Rutgers employs thousands of faculty, researchers, medical professionals, and administrative staff, many of whom choose to live nearby. Beyond direct employment, Rutgers fuels the local economy through student housing demand. This creates secondary job growth in retail, dining, professional services, and real estate.

Demographics



Within 10 Miles of
Subject Property



\$151,892
AVERAGE
HOUSEHOLD
INCOME



349,750
TOTAL
HOUSEHOLDS



1,010,095
TOTAL
POPULATION



913,584
WORK DAY
POPULATION

For Sale

307 Rock Ave, Piscataway,
NJ 08854

Contact Exclusive Agent Investment Sales

Christian Marolakos

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

