

**MID-STATE  
COMMERCIAL**



**MID STATE REALTY**

**176 Monroe Twp., NJ 08831**

Approx. 18-Acre Yard Space and More

**John Profaci**

Broker/Owner

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176 Old Forge Rd Offers approx. 1.8 acres for yard space. 42x72 Detached Contractor garage and a Single Family residence



## Property Highlights

**Ideal for small contractor, plumber, landscaper, or trade user**

Approx. 1.8 acres of usable yard space

42' x 72' garage / warehouse structure

2,200 SF improved single-family residence

Excellent live/work or owner-user opportunity

**Convenient Central NJ location with regional accessibility**

**\$1,250,000**



**Situated on approximately 1.8 acres, the property features a 42' x 72' garage/ ideal for equipment storage**

**The expansive yard provides ample outdoor storage and maneuvering space, making it well-suited for landscapers, plumbers, electricians, HVAC contractors, or similar service-oriented business. Complementing the commercial utility is an improved 2,200 SF single-family residence, offering flexibility for owner occupancy.**

**Prospective purchasers are advised to independently verify all zoning, permitted uses, and approvals with the Monroe Township Zoning Department**



# The Residential Aspect



**Approx. 2,200 Sq. Ft. Home  
3 Bedrooms • 2.5 Baths  
Deck • Finished Basement  
Chef's Kitchen & More**

# Amazing Kitchen



## Living Room

## Primary Bedroom

## Modern Baths



**Photos Virtually Staged**

# Finished Basement



# Virtually Staged





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**Mid State Realty :**

391 Spotswood Englishtown Rd

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