



THE ALEXANDRIAN

Proposed 15-Unit Multifamily Residential Development

46 RT 34 • BLOCK 10256, LOT 2 • OLD BRIDGE TOWNSHIP, MIDDLESEX COUNTY, NJ

ASKING PRICE

\$899,000

15

TOTAL UNITS

3

STORIES

~19,785

TOTAL SF (RES.)

751–1,469

SF PER UNIT

THE OPPORTUNITY

A rare, fully-designed 15-unit multifamily development opportunity in Old Bridge Township, Middlesex County, New Jersey. Architectural plans have been prepared by MidAtlantic Architecture + Design for a modern, three-story residential building featuring a mix of one, two, and three-bedroom townhome-style units, each with private garage parking, balconies, and contemporary designer finishes.

Positioned for a builder, developer, or investor ready to move forward with a project already carried through architectural design — site plan, building plans, unit plans, elevations, and 3D renderings are included with the sale.

PROPERTY HIGHLIGHTS

- ▶ 15 total residential units across 6 unit types
- ▶ Modern 3-story contemporary design
- ▶ Private attached garage parking
- ▶ Private balconies & rooftop terrace areas
- ▶ On-site surface parking
- ▶ Site, building & unit plans included
- ▶ Open-concept kitchen & living layouts
- ▶ Located in Old Bridge Township, Middlesex County



UNIT MIX & FLOOR PLANS

15 UNITS • 751 – 1,469 SF • 1, 2 & 3 BEDROOM LAYOUTS

UNIT TYPE	# OF UNITS	DESCRIPTION	SQUARE FOOTAGE
Unit A	2	3 Bedroom, 2.5 Bathroom	1,469 SF
Unit B	2	3 Bedroom, 2.5 Bathroom	1,459 SF
Unit C	4	2 Bedroom, 2.5 Bathroom	1,358 SF
Unit D	4	2 Bedroom, 2.5 Bathroom	1,358 SF
Unit E	2	2 Bedroom, 2 Bathroom	1,157 SF
Unit F	1	1 Bedroom, 1 Bathroom	751 SF
TOTAL UNIT COUNT: 15		~19,785 SF Total Residential	

Source: MidAtlantic Architecture + Design, Unit Data / Building Data schedule, Sheet A1.01. Square footages are approximate and per architectural plans; buyer to independently verify.



TYPICAL FIRST & SECOND FLOOR PLANS

TYPICAL BUILDING ELEVATIONS

WHAT'S INCLUDED

- ▶ Site plan, overall building plans, unit plans & typical elevations
- ▶ Conceptual 3D exterior renderings
- ▶ Unit Data / Building Data schedule confirming 15-unit yield
- ▶ Plans prepared by MidAtlantic Architecture + Design; Robert S. Larsen, RA, PP

PROJECT AT A GLANCE

Municipality	Old Bridge Township
County	Middlesex
Block / Lot	10256 / 2
Building Type	Multifamily, Townhome-Style
Stories	3
Unit Mix	1 BR (1) • 2 BR (10) • 3 BR (4)
Parking	Private Garages + Surface Lot

CONTACT THE LISTING BROKER

Alex Mouzakitis

Alexander Anderson Real Estate Group

201-341-5147

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, price changes, or withdrawal without notice. Proposed development; renderings and plans are conceptual and subject to municipal approvals.