

31749 479 Valley St., Mplwd.

\$50,000

Comm.

Bet: Parker Ave. & Hixon Pl.

Lot 100 x 125

KNOWN AS "BOCKMANN'S GARAGE"

1st-61 x 50; (3050 sq.ft.) - 72 x 26; (1872 sq.ft.)

Total square feet 4,922 for 1st flr. area.

Basement: 61x50 (3050 sq.ft.); Boiler rm. 5x17 (85 sq.ft)

Total Basement area: 3135 sq.ft; Total sq.ft.-bldg. 8057.

L.B: JLF & Son SO 2-8400 1/5/56-Exp. 7/5/56

Owner: Jessie M. Bockmann, widow (new negotiate with attorney)

1955 Assess: Land \$ 3,200

1955 Rate \$7.11

Bldg. 16,800

" Taxes \$1422

Street paved. Water, gas, elec. & sewer utilities. For rent @ \$500 per mo. Present tenant vacating 4/1. There are 12 cars garaged in the bsmt. at monthly rental of \$125 paid to tenant. There are gasoline pumps on premises for retail sale of gasoline. Negotiate with owner's attorney Gilbert Ehrenkranz, 285 Main St., Orange OR 5-9346.

Owner reserves right to allow existing tenants to remain without any commission obligation.

479 Valley St., Mplwd..

Comm. Garage

\$50,000

#4333--3/7/56 Sold by Fiacre & outside broker. Selling price
\$40,000.

31749 479 VALLEY ST., MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

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