

**20729 415-417 BOYDEN AVENUE, MAPLEWOOD  
ALSO 160 JACOBY STREET, MAPLEWOOD**



**Board of Realtors of the Oranges and Maplewood**

**Photo by George B. Biggs, Inc.**

10231 415-417 BOYDEN AVENUE, MAPLEWOOD



Board of Realtors of the Oranges and, Maplewood

Photo by George B. Biggs, Inc.

18294 415-417 BOYDEN AVENUE, MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

764 415-417 BOYDEN AVENUE, MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

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•20729A 415-417 Boyden Ave., Mplwd \$120,000. COMM.  
(Incl. 160 Jacoby St.) Strs & Apts



● 20729 415-417 Boyden Ave., Mplwd \$120,000. COMM.  
(Incl. 160 Jacoby St.) Strs & Apts

Corner of Jacoby St.

Lot 50x100x50x100 Lot 52 Blk 26

Commercial, brk, flat rf, all ss/scrs, 220 VS, 200 amps

1st-5 stores (all yrly leases): beauty shop \$225 mo;

printing shop \$195 mo; TV repair shop \$190 mo;

electrician \$195 mo; advertising agency \$135

2nd-7-3-rm apt w/mod.kit.& bath-\$225 mo/mo; /mo.

4-rm apt w/mod.kit.& bath-\$250 mo/mo

Bsmt-unfinished, laund, 3 out.ent's, stge

ST: Oil & Elec. Heat 7 units supplied by tenants.

3-car det.garage, paved drive

L-14.6 B-37.7 '77 Rate 7.51 Taxes \$3927.00 Poss: 90

days o.a.a. Very well maintained business corner

ppty. 3 lrg stores facing Boyden approx 800 sq.ft.

ea. & 2 stores on Jacoby approx 600 sq.ft.ea., always

rented. Good stge space in bsmt. All tenants make

own heat. Gross annual income: \$16,980; expenses:

water \$150, insurance \$300. Key w/Beauty Shop.

Seth Boyden GS, Mplwd Jr, Columbia HS, St.Paul's Paro.,

bus 94.16, 14, Mplwd RR Sta. Subject to errors &

omissions.

LR:AS 761-7500 3002008/9002008 (6-60-40-o.a.a.)

Owners: Paul & Maria Kos, 189 Grove Ter., Liv.,

994-3929. Bus. 415 Boyden Ave., Mplwd, 761-6659

Comm. 415-417 Boyden Ave., Mplwd. Strs & Apts \$120,000.

(Incl. 160 Jacoby St.)

#7689--4/24/78 Under contract by Smal.

#7723--6/22/78 Contingency removed. Selling price \$  
\$92,500

18294 415-417 Boyden Ave., Mplwd.

144,900  
\$149,900 Comm.



See M 7 207 29

18294 415-417 Boyden Ave., Mplwd. \$14<sup>4</sup>,900 Comm.  
Corner Jacoby St. F&C

Lot 50x100x50 Lot 52 Blk 26 Prev.18231

Comm, 5 stores, 2 apts, approx. 29 yrs, brk, flat rf, all ss/  
1st-5 stores: TV Repair Shop, /scrs, 220 VS, 200 amps.  
\$180 mo., lease exp. 9/77; Printing Shop, \$185 mo.,  
lease exp. 10/77; Beauty Shop \$200 mo., Lease exp.  
9/77; Electrician, \$185 mo., lease exp. 10/77; Adver-  
tising Agency, \$125 m/m.

2nd-7- 3 rm apt., w/mod. kit & bath, \$205 mo/mo; 4 rm  
apt. w/mod. kit & bath, \$250 mo/mo.

Bsmt-Unfin, laund, 3 out ent, stge, cop. w. p.

ST: Oil 2 tanks, 500 gals ea. 2 units sup by tenants

3-car det garage, Paved drive

L-14.6 B-37.7 '76 rate 7.31 Taxes \$3823.13. Poss: 30 days

Key w/Beauty Shop, 415 Boyden Ave. Beautifully kept bldg

Lots of stge space in bsmt. Good business corner ppty.

All stores & apts. always rented. Heat sup by tenants.

Owner's annual exp: Water \$110, Ins. \$175. Seth Boyden GS

Mplwd. Jr., Columbia HS, St. Pauls' Paro. Bus 94, 16.14. Mplwd.

RR Sta. Subject to Errors & Omissions.

LR: JB 399-2000 12006006/5006007 (6-60-40-o.a.a.)

Owners: Paul & Maria Kos, 189 Grove Ter., Liv. 994-3929.

Business: 415 Boyden Ave., Mplwd. 761-6659

Comm. 415-417 Boyden Ave, Mplwd. Stores & Apts. \$14<sup>4</sup>,900

#7544--5/2/77 Price reduced to \$144,900

MAY 1977



764 415-417 Boyden Ave., Mplwd. \$46,000 Comm.  
Lot 50.03x100x101.79x50 Apartment & Stores  
Lot #52, Block #47-3, Plate #26 All Cash  
2 apts., 5 stores, 2 stories, blt. 42 yrs., brick, 3 garages,  
Steam; Hot Water; full bsmt., ea. store w/lav., 2 baths  
Layout & Monthly Rents: Barber Shop (Jacoby St.), Rented @  
\$45; Electrician Rented @ \$55, lease to 9/68. 3 garages  
rented @ \$30; Superette Rented @ \$125; Golf Store Rented  
@ \$100; Candy Store (includes 1 apt. w/heat furnished)  
Rented @ \$150 Lease to 1971; 1 apt. (no heat furnished)  
Rented @ \$85. Total monthly income: \$590.00  
L-5 B-32, 4 '68 Tax \$1903.66. Water \$150. Ins. \$300.  
Total annual income: \$7,080; Net cash return:  
Total annual expenses: \$2,353.66. \$4,726.34  
Owner will take back purchase money mtg. See L.B. for de-  
tails. 2 separate oil storage tanks in rear yard buried  
under concrete. All negotiations thru Accountant, Joseph  
Fleishman, 2004 Morris Ave., Union, N.J. MU 6-4884; Evenings  
DR 6-2402. Appts. for inspection may be arranged thru LB.  
L.B.: CJK 763-0600 8/7/68-Exp. 2/6/69  
Owner: Bessie, Sarah & Jacob & Ida Hantman, (Bessie) 80 Shep-  
hard Ave., E.O. (Sarah & Jacob) 30c Meadowbrook Pl., Mplwd.,  
(Ida) 1 Marshall St., Irvington.

Comv. 415-417 Boyden Ave., Mplwd. 2 apts; 5 stores \$46,000

#6258--9/16/68 Owner will give \$30,000 mtge to qualified buyer.

#6314--1/31/69 Sold by Stickel. Selling price \$42,000.