



7789 172 Maplewood Ave., Mplwd.

\$48,000

Comm.

Bet: Durand Rd. & Baker St.

Mplwd. Bank & Trust

Lot 39.61x112.72-122.88x9, Lot 188, Blk 13-9, Pl 12.

1 large store, 1 4 rm.-lawyer's office, 2'x3' 400 lb.

elevator. 2 stories, approx. 60 yrs, concrete, frame, stucco,

no garages, 4 parking spaces, Steam-Oil heat, full bsmt,

municipal parking lot in rear of property for which

there is an easement covering adjoining property. One

large store @ \$275 per mo. -1st fl. Lease expires May 31,

1979. Option to renew. One 4-room lawyer office @ \$225

per mo. -2nd fl. now vacant. Present total monthly income

is \$500. Owner's ann. expenses: Water \$27, Ins. \$435 (3 yrs)

Heat \$476, Repairs & Main. Est. \$200. Total ann. income

\$6,000. Total ann. expenses-approx \$3,000. Net cash \$3,000.

L-10.1 B-23.6 '72 Rate 6.41 Taxes \$2160.17. All Cash Sale.

Purchaser must refinance. 1st fl. tenant (Darlington) has

2nd fl. key. New steam boiler recently installed. Hub

location in Mplwd. business center. Sales contracts to

be approved by: Attorney Charles Otto, 286 No. Broad St.,

Elizabeth, N. J. 07200. Phone-352-2175.

LR: CJK

763-0600

1-6-73 (6-50-50)

Owner: Gordon H. & Virginia May Barnes, The Barnstead
Motel, Manchester Center, Vermont 05222, 802-362-1619

Comm. 172 Maplewood Ave., Mplwd. Store & Office \$48,000

#6858--9/11/72 Push. L.B. believes an offer of \$40,000 will be considered.

#6906--1/5/73 Expired.