

12141 178 MAPLEWOOD AVENUE, MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

12141 178 Maplewood Ave. Mplwd.

\$26,000. Bus.



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Near Baker St. next to Pietz Hardware

Combined shoe store and shoe repair, approximately $4\frac{1}{2}$ years remaining on lease. Present rental \$400.00 per mo. and \$25.00 additional each year after. All shoe machinery, furnishings are included. Shoe inventory is not included in price. PLEASE CALL THE OWNER FOR ALL APPTS. DO NOT BRING CUSTOMER WITHOUT AN APPOINTMENT. The tenant pays just for electricity. All other utilities are furnished by the landlord. There is a tax escalator clause. Tenant will pay 40% of increase over 1973 Taxes which were \$4173.15. PLEASE CONTACT THE LISTING REALTOR FOR A COMPLETE LIST OF ALL EQUIPMENT BOTH FOR THE RETAIL SHOE BUSINESS & SHOE REPAIR BUSINESS THAT IS INCLUDED. OWNER IS RETIRING AND ANXIOUS TO GO. Subject to Errors & Omissions.

LR AKH 379-7273 60017004/120016004 (10-50-50)-----

Owner: Colombo Catizone , 762-7566

Bus. 178 Maplewood Ave. Mplwd. Shoe Store \$26,000.

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26179 178 Maplewood Ave., Mplwd. ^{10,000}
~~\$15,000~~ Business
Business (Dress shop known as Town & Country Dresses; also
carries women's accessories)

Store approximately 18 x 27 plus fitting room and booths
Present lease at \$150.00 expires 6/30/53. New lease can be
negotiated. Financing can be arranged.

L.B:S & C, Inc. SO 2-7774 9/23/52-Exp. 3/23/53

Owner: Estate of Kathryn Jeffers, by Samuel R. Sample, execu-
tor, c/o L.B.

Price includes fixtures, stock at present inventory, good
will, equipment. Grossed approx. \$50,000 last fiscal year.
Present management will cooperate with purchaser as to
contacts. Present employees (2) can be continued. In
business continuously since 1936. All arrangements to
show thru L.B. Further details from L.B.

#3823 - 10/20/52 L.B. feels that offer of \$10,000
would be acceptable. Current stock inventory \$7,500.
His should be attractive to some local person.

#3844 - 12/8/52 Awaiting written price red. to \$10,000.
Owner wants action.

#3850 - 12/22/52 Written price red. to \$10,000.