

17166 2214 Millburn Ave., Mplwd.

\$46,000 Comm.



See N 2 17166R

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Bet: Cypress & Valley Sts.

Lot 32x200 Lot 108 Blk 10 Plt 10

Office / professional zone, 4 parking spaces, 220 VS, san  
sew, Bus 25, 31, 70. Fr., comp rf, 3 stories, good cond.  
Oil heat.

1st-500 sq.ft. of office space plus bathrm. At present  
100 sq.ft. used for employment office (rent \$125 mo.)  
owner occupied. Remaining 350 sq.ft. for office w/sep.  
ent. Now vacant-\$175 mo. 2nd flr-350 sq.ft. rented to  
dental lab. on m/m basis w/no lease (\$175 mo) w/sep. ent  
3rd-150 sq.ft. room w/full bath. Available \$100 mo. New  
oil burner, new roof. Driveway easement. 2nd flr can be  
shown Mon-Fri., 9-5. ALL NEGO. THRU LR. CALL LR TO SHOW.  
Projected gross incl: \$7,020.00 less operating exp:  
Taxes \$1133.05, ins. \$258, oil (new burner) \$800, elec \$600,  
water \$100. Total exp: \$2891.05. Net operating inc:  
\$4128.95. Excellent income ppty. w/ample on street & off  
street parking. 3 buses pass door. Unusual opportunity  
Subject to Errors & Omissions.

LR: GLS 762-7214 7006006/10006006 (6-60-40-o.a.a.)

Owners: Robert D. & Margaret S. Fenton, % LR.

Comm. 2214 Millburn Ave., Mplwd. Offices \$46,000