

13286 2224 Millburn Ave., Mplwd.

\$46,000 Comm. Inv.  
\$175 mo. 1 off suite



See Map N-219

13286 2224 Millburn Ave., Mplwd. \$46,000 Comm. Inv.  
Bet: Cypress & Valley Sts. \$175 mo. 1 off suite

Comm, Off building, frame, 3 stories, good condition, used as offices & dental lab, suitable use: Offices. Land 6,400 sq. ft., 32x200 Lot 108 Blk 10, Plt 10. Level, wet-retaining wall-driveway easement. 4 parking spaces in rear.

L-7. B-8.5 '74 rate 6.54 Taxes \$1013.70. Owner will take back 1st mtg. Terms to be arranged. ST: Oil heat.

Projected gross income: Estimated: \$175 vacant, \$125 owner, \$150 leased 6/75, \$135-1 rm vacant = \$585. \$6,000 gross estimated. Projected operating income \$7020. Less Operating expenses: Taxes \$1014, Ins \$258, Oil (new burner) \$700, Elec \$600, Water \$100, Total Expenses \$2672. Net operating income \$4348. New roof, new furnace. Subject to Errors & Omissions.

LR: BMD, W.O. 325-1500 1001005/7001005 (6-50-50)

Owners: Robert D. & Margaret S. Fenton, 301 Academy St., S.O.  
Business: Premises

Comm. 2224 Millburn Ave., Mplwd. Office Bldg. \$46,000

