

24379 1776 SPRINGFIELD AVE., MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

25266 1776 Springfield Ave, Mplwd \$375,000. Comm.

2901



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Bet: Colgate Rd & Rutgers St. (Prev. 24379A)

Lot 125'x100' Lot 113 Blk 30-1 Level site.

Zoning-Commercial

L-40.0 B-164.8 '78 Rate 8.02 Taxes \$16,424.96

Utilities-public water, 400 amps, 220 VS, phase 4,
public gas. Poss: 9-30-79 or arr.

Bldg-8,000 sq.ft. 1st flr, ext. 30% office area, +
5,000 sq.ft. bsmt area w/9' ceiling height (workable),
brk & steel constr., 1 story, very good cond.

Present uses: printing, merchandise distribution

Heating-h/w & blower, central a/c.

Ext. undergrd sprinkler for shrubbery.

All macadam parking; all brick fireproof ceiling
brk supported by steel. Owner occupied.

Occupancy - Sept. 1979 or arr. Excellent bldg for
owner occupant. Varied uses. Roof construction per-
mits addition of 2nd flr but add'l parking may be
required. Restrict showings to potentially interest-
ed customers only. Drive by first. Parking for
approx. 20 cars. Subject to errors & omissions.

LR:ORR 376-4822 50019009/70019009 (6-50-50-o.a.a.)

Owners: Washington Stamp Exchange by Leo August &
Samuel August, c/o L.R., 763-2727

Comm. 1776 Springfield Ave., Mplwd \$375,000.

#7897--8/13/79 Expired ML.Owner has sold ppty.

RED 12/80 Selling price \$290,000