

33701 1905-1907 SPRINGFIELD AVE., MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

33701 1905-1907 Springfield Ave, Mplwd. \$139,000 Comm.



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Lot: 60x100x60x100 Lot 243 Blk 29-7 Pit 17
L-41.2 B-121.9 '81 Rate \$3.46 Taxes \$5643.26
Utilities: water, 100 amps, 220 VS, gas, storm sewer.
Heating: HW: Oil. Air cond. East store only.
Scheduled gross income: \$1675/mo., \$20,100./yr. Gross
operating income \$20,100. Taxes \$5643. Ins. \$1497.
Utilities: water & sewer \$360. Management \$400. Total
expenses \$11,476. Net total income \$8624. One-2 br.
apt. @ \$250. mo. - Total \$3000. One-3 br. apt. @ \$300. mo.
Total \$3600. Total 2 br. apts. - 1. Total 3 br. apts. -
1. Total income \$6600. Total units 2. Total stores
units 2 (one @ \$650/mo. & one @ \$475). Total income
\$13,500. Gross income \$20,100. Full bsmt. This two-
story brick bldg. has two stores, 25x95 each, in the
best retail area along Springfield Ave. in Maplewood.
They both have roomy display windows. There are two
residential tenants on the 2nd flr. Parking for 3
cars. There is public parking in the area. You may
visit the ppty at your convenience from 10 AM to
4 PM. Tenants are aware of the sale of the bldg.
SEE ADDITIONAL INFORMATION (OVER)

LR: CJK 763-0600 40019002/70019002 (CB 3 - \$45)
Owner: Daniel Inc., By Murray Kahn, Pres. & Birdie
Kahn, Sec.-Treas., 3 Rutgers St., Mplwd., 762-4986.

Comm. 1905-1907 Springfield Ave, Mplwd. Strs/Apts. \$139,000.

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ADDITIONAL INFORMATION:

2nd flr. tenants only home evenings & weekends.
Owner provides heat for East store & apt. above.
There are two separate 500 gallon tanks for the
West store & apt. above. East store & apt. above
have a 1000 gallon tank. Insurance can be packaged
for reduced premium. Both residential apts. in
excellent conditions & have back porches w/access
to the parking space. Owner will consider giving
back a mtge. for 3 years at 11% w/sizeable down
payment. Call Kahns to make appt. for resident apts.
For further information call L.R. Subject to errors
& omissions.