

17444 1980 SPRINGFIELD AVENUE, MAPLEWOOD



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

R-6200 1980 Springfield Ave., Mplwd. \$650/MO. Office  
(1st flr) (rear)

R-6200 1980 Springfield Ave., Mplwd. \$650/MO. Office  
Bet: Broadview & Overlook Ter.  
Lot 407, 404 Plt 16  
Parking: on site & Broadview  
Zoning: Offices  
Utilities: water, 220 VS, gas, storm sewer, san. sewer  
Transportation: bus 70 & 25 at door, 8 mins. to pky.  
Terms: 1 yr. plus lease w/option to renew on terms-  
2 mos. security. Tax & utility escalation clauses.  
IMMEDIATE OCCUPANCY.  
Bldg: approx. 1,500 sq. ft., 2 stories, excellent cond.  
Presently used as Pan. & Cptd. Offices.  
Heat is gas. Central a/c.  
2 lavs each flr; front & back entrances to building.  
Landlord provides heat, elec, & cleaning services.  
Subject to errors & omissions.

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LR:JLF 762-8400 80013000/20013001 (5-50-50)  
Owners: P.Z.D.Ltd., c/o L.R.

Comm. 1980 Springfield Ave., Mplwd. Offices \$650/MO.

#8128--2/23/81 Rented prior to exp. by Fiacre for 1 yr  
@ \$650 mo.

R-6201 1980 Springfield Ave., Mplwd. \$325/MO. Office  
(1st flr center)

R-6201 1980 Springfield Ave., Mplwd. \$325/MO. Office  
Bet: Broadview & Overlook Ter.

Lot 407, 404 Plt 16

Parking: on site & Broadview

Zoning: Offices

Utilities: water, 220 VS, gas, storm sewer, san. sewer

Transportation: bus 70 & 25 at door, 8 mins. to pky.

Terms: 1 yr. plus lease w/option to renew on terms-  
2 mos. security. Tax & utility escalation clauses.

IMMEDIATE OCCUPANCY.

Bldg: 570 sq. ft. div. into 2 rms., 2 stories, excell. cond.

Presently used as Panl. & Cptd. Offices

Heat is gas. Central a/c.

2 lavs each flr; front & back entrances to building.

Landlord provides heat, elec, a/c, & cleaning service.

Key w/L.R. Subject to errors & omissions.

LR: JLF 762-8400 80013000/20013001 (5-50-50)

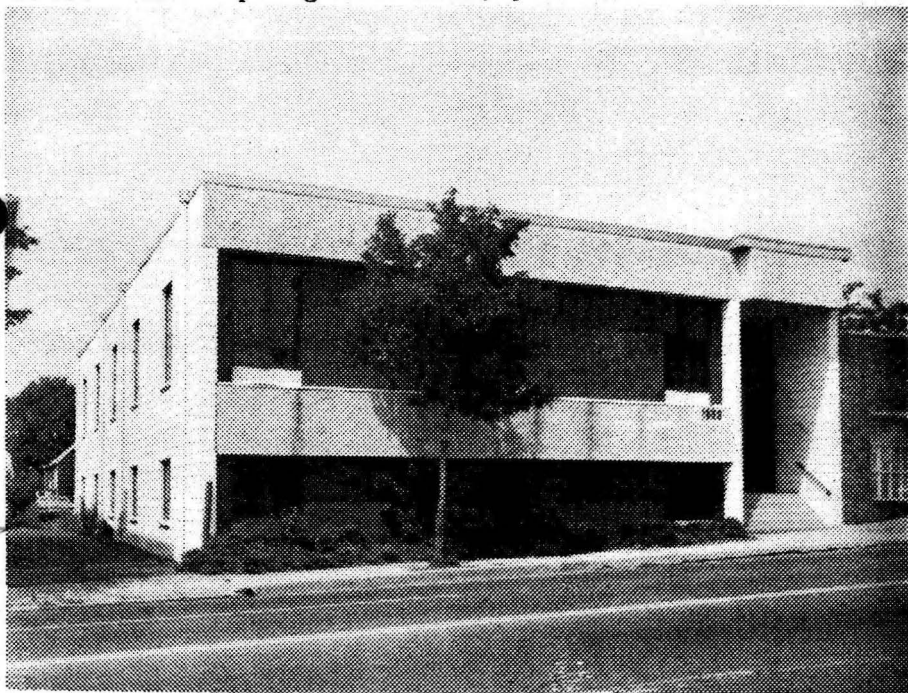
Owners: P.Z.D. Ltd., c/o L.R.

Comm. 1980 Springfield Ave., Mplwd. Offices \$325/MO.

#8093--11/26/80 Rented for 2 yrs @\$325 mo.

17444 1980 Springfield Ave., Mplwd. \$350,000 Comm.

See 117 1744R



17444 1980 Springfield Ave., Mplwd. \$350,000 Comm.  
 Lot 10,552 sq.ft. 50x100 & 61x123 Lot 407,404, Blk 21-7  
 Plt 16. Parking for 23 cars. Commercial zone. Level, dry,  
 no restrictions or easements. L-20.6 B-120.3 '76 rate  
 7.31 Taxes \$10,299.29. Water, gas, storm sew, san sew. Transp  
 Bus 25,107 NYC, 2 mis. to pkwy, exit 143. Existing mtg.:  
 \$140,613.54, 8½%, 20 yrs. Mo. pyts. \$1388.52. Bldg: Total  
 floor area 9,000 sq.ft., office area 9,000 sq.ft. Concrete  
 steel constr, comp rf, 2 stories, 6 yrs, excellent cond.  
 Gas: W.A. heat, 27½ tons-air cooled unit. Seller to have  
 exclusive rights to determine contract sale terms & sel-  
 ler's accountant shall determine the terms most advantag-  
 eous tax benefits to seller. Scheduled gross income:  
 \$44,956.11. (\$42,948 rental, \$2,008.11 Tax. esc clauses &  
 utility exalation claues). Less operating exp: Taxes  
 \$10,299.29, Ins. \$326., Util. (7/75 to 7/76) \$7,268.21, Paper  
 products etc. est. \$330.56, Cleaning (daily), \$3120, garbage  
 disp. \$120, Maint. & repairs est. yr. \$866.73., water est. per  
 yr. \$170.46. TOTAL EXP. \$22,501.25. Tenant rentals:  
 Unit 1 -\$1000 mo. lease 6/80. #2-\$558.66 mo. lease 8/78. #3  
 \$470 mo. lease 4/78, #4 \$584 mo. lease 1/78. #5-\$500 mo. lease  
 4/78. #6-\$466.34 mo. lease 10/76. Total mo. \$3579. Please be  
 discreet show outside & lrg pkg. lot to your buyers first,  
 LR will arrange int. inspection so that tenant will not be  
 disturbed. Tenants are all professionals SEE ADD'L INFOR:

LR:JM 762-3666 8007006/2007007 (6-70-30-o.a.a.)  
 Owners: Anthony R. Prestera, Pres., % LR.

Comm. 1980 Springfield Ave., Mplwd. Commercial Bld. \$350,000

17444 1980 Springfield Ave., Mplwd.

\$350,000 Comm.

ADDITIONAL INFORMATION:

lawyers, CPA, accountants, advertising agency, etc. This is a luxury type office, panelled, carpeted, central a/c, daily cleaning services. Bldg. cannot be built at today's bldg. cost for what it is now selling. Perfect tax shelter for doctors, dentists, etc. ALL NEGO. & APPTS. THRU LR. Subject to Errors & Omissions.

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#7437--8/18/76 Parking for 23 cars. Owner P.Z.D.Ltd.c/o  
Anthony R. Prestera, Preesident.