

42759

382 Millburn Ave., Mlbrn.

\$475,000

Comm.



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Bet: Main St. & Spring St.

Lot: 70x197.2/179.97x70 Lot 8 Blk 801 Plt 8

L-178.2 B-207.8 '84 Rate \$2.19 Taxes \$8453.40

Utilities: water, storm sewer.

2 furnaces: Oil/Steam (w/blowers) Central A/C (for show room & offices only) Two-550 gal. tanks

13,202 sq.ft. approx.

1-story C.B. building, comp.rf,(approx. 8,370 sq.ft)

General business district B-7. Parking for approx.

10 cars (rear) & side stge. Parking for approx.

8 cars (side). Lrg. pan. auto showroom, 2 (3) pan.

offices, lav, auto repair shop w/2 overhead doors,

parts rooms, lav, (furnace enclosure). Partial

bsmt: furnace room. Tenant: Toyota Land, Inc.

(lease to 4/30/86) w/option for add'l 2 years to be exercised by 5/1/85. Gross annual income:

\$36,450. + increase in real estate tax from

1982 - \$1234.65. All utilities paid by tenant.

Owners expense: tax \$8453.40, insurance \$1640.

Subject to errors & omissions.

Central Bus. Zone B-4 Lot-13,202 sq ft

LR:GFS 376-7525 10028005/70028005 (CB 3 - \$100)

Owner: Suzanne B. Geissler,c/o L.B.

ALL APPTS. & PRELIM. NEG. THRU L.B.

Comm.382 Millburn Ave.,Mlbrn. Auto Showroom \$475,000.

3/15/85 SOLD 475, Conv.