

R-5812R 81-89 Millburn Ave., Mlbrn.

\$10.00 sq.ft.  
NEW Comm.



R-5812 81-89 Millburn Ave., Mlbrn. \$10.00 sq.ft. Comm.  
On Maplewood line

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Two ground floor offices - 1375 sq.ft. open space & 1308 sq. ft. open space. Center foyer has ladies & men's lavs. Bldg. is 2 stories, NEW, w/all utilities of heat, light, water, a/c & janitorial service. Parking spaces for 43 cars. 5 yr. lease. 2 mos. security required. Office space now open & ready for constructural work, estimated at approx. \$10,000 which owner will pay up to \$5,000. Lease subject to tax & energy escalation clause. Full security system supplied by owner & controlled by tenant. Bus 70, 31 1/2 blk from Loop. Subject to Errors & Omissions. Excellent condition.

LR:R-W 763-1300 90013006/20013007 (6-50-50-o.a.a.)  
Owners: Koscar Inc., by Guy Peronard, 89 Mlbrn. Ave., Mlbrn. 761-7600  
Comm. 81-89 Millburn Ave., Mlbrn. Offices \$10.00 sq.ft.

9/20/76 Picture with todays mail.  
9/22/76 Correct spelling of escalation