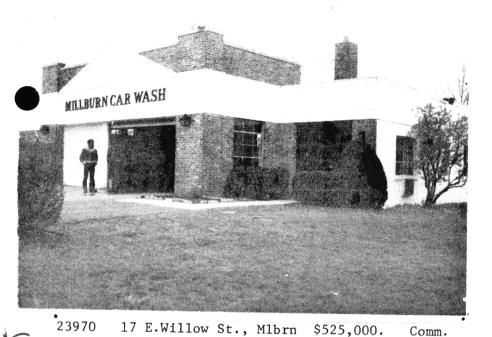
²23970 17 E.Willow St., Mlbrn \$525,000. Comm.



Next door to Shop-Rite, off Main St. (Prev.21732A) Lot 125x275 Lot 29 Blk 902 Plt 9 Level site. Zoning-Industrial

L-72.0 B-79.7 '78 Rate 3.02 Taxes \$4,581.34 Utilities-well/city water

Bldg-cement blk,comp rf,1 story,approx.20+ yrs, excellent cond.

Present uses: full Service Car Wash. Suitable-same. Scheduled Gross income: 4-1-77 to 3-31-78-\$205,401. (4-1-76 to 3-31-77-gross ann.income \$203,334) Less operating expenses: All expenses, <u>EXCEPT</u> manager & officer's draw - total expenses \$110,272.

Net operating income: \$95,129. (4-76 to 3-77 - total expenses \$115,370; net operating income \$87,964.) Fully equipped car wash, all equipment in excellent condition. The sale includes a very profitable car wash business (approx.ann.no. of cars 55,000), bldg & land. Subject to errors &

LR:PJC 379-7484 100031008/120031008 (6-50-50-o.a.a.) Owners:Rose Scaturro, c/o Louis Scaturro, c/o Bus.Prem., 376-7508

Comm. 17 E.Willow St., Mlbrn

12/13/79 My Blaoutract by Sussman

omissions.

\$525,000.