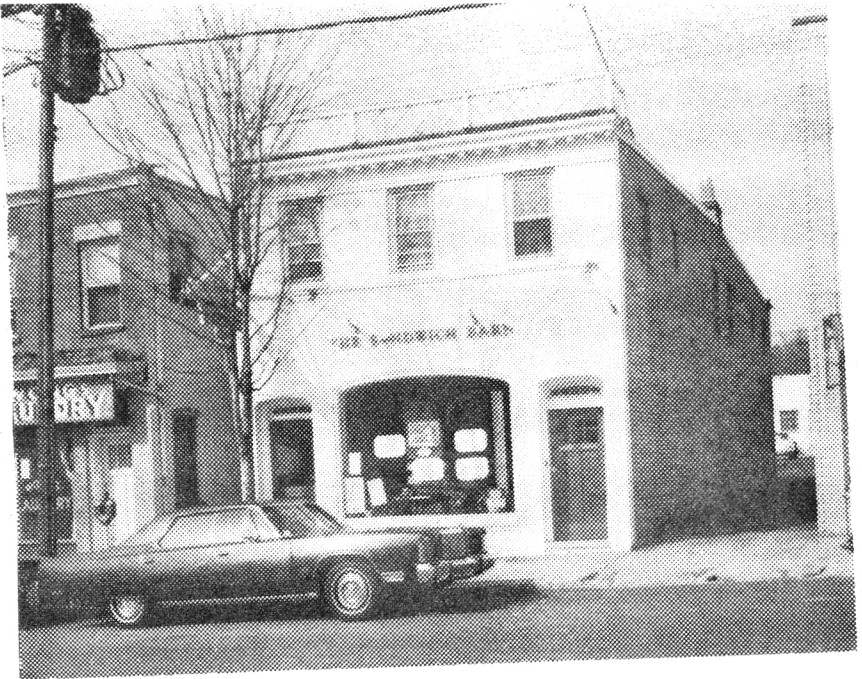


18964 305 Millburn Ave., Mlbrn

\$59,000.Comm. Bus.



18964 305 Millburn Ave., Mlbrn

\$59,000.Comm. Bus.

AKA: The Sandwich Barn

Across from Millburn Post Office

Total flr area 75x15, pan.stucco, excellent condition

Present use - restaurant, gas heat, a/c, charcoal grill, fryer, d/w

Scheduled gross income: \$135,000. ~~Gross operating income:~~
~~\$54,224.~~ Less operating income: Rent \$437.50 mo. or
\$5,250. yr, insurance \$900 yr, utilities \$4,000 yr, licenses, permits, advertising \$25 yr, management \$20,000, payroll, incl. payroll taxes \$15,000, supplies \$840 yr, maintenance plus heat \$1440 yr, laundry \$234 yr. Ceramic tile flr in restaurant. Add'l equipment incl: 6 refrig's, 2 freezers, 1 meat slicer, 1 automatic bread slicer, 2 cash registers, orange juice maker, iced tea machine, hot chocolate machine, sliced cole slaw machine. Fixtures - \$7,200. Restaurant Equipment - \$24,915. \$20,000 cash required. Secondary financing available at 9% - terms to be arranged. Present Operating hours: 6AM - 7PM - 7 days. 5 & ½ yrs left on lease (stable) w/5 yr option. Subject to errors & omissions. *over*

LR:BTCO. 379-1661 3007007/9007007 (10-50-50-o.a.a.)

Owners: Savvis, Inc., by George Savvis, Pres., & Konstantinos Savvis, 1030 Sayre Rd., Union, 964-4752 Bus. 376-0032

Comm 305 Millburn Ave Mlbrn Restaurant Bus. \$59,000

3/17/77 Delete gross operating income of \$54,224. Add: Less ~~yr~~
operating expense (Not income) - add on food cost \$31,200 yr.
Capacity 42-45 seating capacity.

32658 305 MILLBURN AVE.. MILLBURN



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

15,000

(KA "Oscar's Sandwich Barn")



24053 305 Millburn Ave, Mlbrn*\$77,000.Comm.Bus.Only
(KA "Oscar's Sandwich Barn")

Business Area. Zoning Class-Business-Food
Terms-\$20,000 CASH required.

*Lease expires June 30, 1987. \$490 per month rent.
All equipment owned by tenant (lessee) is included
in sale. Subject to errors & omissions.

LR:BTCO.379-1661 110020008/20020009 (10-50-50-o.a.a.)
Owner:George Savvis, c/o L.R.

(KA "Oscar's Sandwich Barn")
Comm.305 Millburn Ave..Mlbrn Bus.Only \$77,000.*