

30061

306 Millburn Ave., Mlbrn.

\$150,000 Comm.



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Bet: Main St. & Whittingham Ter.

Lot: 44x151 Lot 8 Blk 804 Plt 8

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

L-45.5 B-42.6 '80 Rate \$3.39 Taxes \$2986.59

Oil 2 A/C units attic fan Easement right side 4.5'

Annual income & exp: gross income \$18,000.; taxes \$2986.59; ins. \$1881.63; utilities \$2407.84; services \$50.; Total exp: \$7326.06. Net total income \$10,673.94.

Tenant pay for gas & elec. 1-br apt, rent \$350, 1-br apt, rent \$300. (2nd flr. off. or apt.) Store, rent \$600.,

store, rent \$250., (1st flr.) ~~two 1-br apts.~~ Total income \$7,800. 4 total units. 4 tandems-8 cars total

garages. 2 stores units, total income \$10,200. Gross income \$18,000. All brk bldg. in excellent cond. Pre-

sent use: 1st flr. shirt shop & tailor; 2nd flr. off.

& owner's apt. w/encl. porch. Nego: clothes washer

& refig. Financing available to qualified buyer w/ substantial down payment. To show, owner for 2nd flr.

Subject to errors & omissions.

LR:D&H 762-7744 20020001/50031001 (CB 3 - ½ FF)

Owner: Eleanor Keenan, Prem., 2nd flr., 376-0681

Comm. 306 Millburn Ave., Mlbrn. Stores & Apts. \$150,000.

4/13/81 SOLD

3/2/81 Delete "2- 1 br apts". 2 stores approx. 1200 sq. ft.,
open for inspection during bus. hrs. To show 2nd. flr. call
owner (use rear entrance only). All nego thru L.R.