

•34580

533 Millburn Ave., S.H.

\$135,000

Comm. •



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Across from Saks Fifth Ave.

Lot: 50x100 Lot 3 Blk 1706

Parking for 4 cars. Zoning - 4A.

Condition of site: level.

L-40.0 B-28.6 '82 Rate \$3.75 Taxes \$2572.50

Utilities: water, 220 VS, no heat at present time, storm sewer, 2 bathrooms. Lakeland bus. Total flr. area:

approx. 1760 sq.ft. 1 story. Approx. 30 yrs. old.

Good condition. Present uses: Dry Cleaner. Suitable

uses: commercial, professional. Free standing one-story building in prime Short Hills location, directly

across from Saks 5th Ave. Presently being used as dry cleaning establishment. Poss: May 1, 1983.

Subject to tenant's right of first refusal. (L.R. has details). Subject to errors & omissions.

LR:RGS 379-5200 70030002/100030002 (CB 3 - \$45)

Owner: Fannie Stambol, 823 Berkeley St., Boca Raton, Fla. 33431, 305-997-5830.

Comm. 533 Millburn Ave., S.H. Dry Cleaner \$135,000.

11/8/82 CONTRACT PRIOR TO EXP. \$121, 11/82 CONV.MTG. 5/19/83 SOLD

8/9/82 Important. Out of town owner requests not to be contacted. Pl. delete address & phone # of owner from listing. All appts. thru Sylvia Schwartz, 379-5200 or 763-4130.
8/18/82 Tenant is back fm. vacation & ppty can now be shown. Pl. call Sylvia, 379-5200 or 763-4130 to make appts. There is space for parking-six cars. New zoning designation B-3.
8/23/82 Prime location-bldg. in S.H. Awaiting offers.