



22880 63 Arnold Ter., S.O.

\$44,900.

2F

Bet: Valley & Academy
Lot 48x100 Lot 66 Blk 120 Plt 15
2F, fr, comp rf, part scrs
1st-3-lr, br, kit, bath
2nd-3-lr, small den, mod. kit, bath
3rd-2-2 brs

*Key w/ RR if none
at home* ✓

Bsmt-unfinished, stge, out. ent.
Gas Heat 2 units supplied by tenant
No garage, paved drive, parking 6 cars
L-8.8 B-20.5 '78 Rate 5.61 Taxes \$1643.73 Poss: 30-
60 days or 30 days-2nd flr. The only 2 fam. hse at
this price in S.O. Low taxes. 2nd flr has all new
walls, mod. kit. Int. newly redecorated. Lovely income
ppty in exc. conv. area. 1st flr tenant, Mrs. Simone,
763-4346, \$175 mo, lease exp. 8-1-78, poss. 30-60 days.
2nd flr tenant, Mrs. Martino, 761-7226, \$250 mo/mo. Stove
on 1st flr belongs to tenant. Call tenants direct. 2
parking spaces rent \$20. Income \$445. mo. Fenced in
back yard. To be sold in "as is" condition. No FHA or
VA. Not for rent. Fielding GS, S.O. Jr, Columbia HS, Our
Lady of Sorrows Paro., bus 31, S.O. RR Sta. Subject to
errors & omissions.

LR:EM 762-5533 60015008/30015009 (6-60-40-o.a.a.)

Owners: Dominic & Gloria Mercadante & Carmen &
Josephine Mercadante, Jr., 263 Richmond Ave., S.O.,
763-6299

2F 63 Arnold Ter., S.O. 8-2-0 3 brs. \$44,900.

9/25/78 Under contract by Adler
12/79 Sold by AD for 40,5

6/29/88 contract to be approved by sellers attorney.