

26578 57 Church St., S. O. \$54,000 4F + STORE



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Bet: So. Orange Ave. & Third St.

Lot 70x122 Lot-33-34 Blk 101

4F & Sotre: fr, tar rf, part ss/scrs, 60 amps

1st-8-Two 4 room apts. plus store

2nd-8-Two 4 room apts.

Bsmt-unfin, out ent

HW: gas, 4 units, supplied by tenants

No garage, paved drive, parking for 8 cars

L-13.6 B-22.2 '79 Rate 5.57 Taxes \$1994.06. Poss:

Immed. Hse to be sold in "AS IS" condition. Roof & furnaces 7 yrs. old. Owners will take back 80% mtge.

@ 10½% for 5/10 yrs. Contracts must be approved by

Carmen Magliaro-763-2697, To show, go direct after

5 p.m. weekdays & all day weekends. Gross ann. income

\$9,000; net return \$6,210. Owner's annual expenses:

Water \$210; Ins. \$385.80; Repairs \$200. Tenants: 1st flr.

1ft-Mr. & Mrs. Weaver \$150 m/m; 1st flr rt-Mrs. Ross

\$150 m/m; 2nd flr 1ft-Mr. & Mrs. Thompson \$150 m/m;

2nd flr rt-Mrs. Howard \$150 m/m; Cabinet Shop \$150 m/m.

Montrose GS, S.O. Jr, Columbus High, Lady of Sorrows

Paro. Bus-31, 107, 20. S.O. RR Station. Subject to

errors and omissions.

LR: HEG 763-5800 11001009/4001000 (6-60-40-o.a.a)

Owners: Anthony J. Magliaro, et al; c/o LR

4F + Store. 57 Church St., S. O. 16-4-0 \$54,000

11/7/79 Cabinet shop measures approx. 600 sq. ft. Show
ppty on weekends. Go direct.

3/3/80 Ppty is a non-conforming use in a 2 F zone. Owners
anxious. Will not reduce but are open to offers. LR will
assist.