

21471A 60-62 First St., S.O.

\$98,000. Comm.



21471 60-62 First St., S.O.

\$98,000. Comm.

(Prev. 17034A)

Set: Valley & Academy

Lot 75x62 Lot 403 Blk 109; level, dry lot; parking for cars, 4A zoning class.

L-36.9 B-72.1 '77 rate 5.34 Taxes \$5820.60. Water, gas, san sew. Terms available by owner. Bldg: br. cem, tar rf, 1 story, approx. 13 yrs, excellent cond. Presently used as beauty salon-dog salon. Suitable uses: Fine retail, office, etc. Gas heat (2), 2 a/c's. 12 & 5 ton. Store #1: Ultra mod., owner operated Beauty Salon, approx. 1600 sq. ft., panelled walls, 2 zone heat, 16 ton a/c. Will rent without fix. \$700 mo. Fixtures are nego. 2 lavs. Store #2- Tenant operated Doggie Salon rented for \$500 mo. Lease expires 6/1/80. 5 ton a/c. Sep. heating unit. 2 lavs. Steel beam construction. Potential for 2nd flr. For qualified buyer, owner will consider cooperating on mtg. One short block walk from S.O. Ave. in heart of business district. Within walking distance of busses & trains. Subject to Errors & Omissions. Please note: Selling price below town evaluation. Owner will sell bldg or rent his section of bldg.

LR: BA 762-4700 10011008/70011008 (7-50-50-o.a.a.)

Owners: Fiori & Mildred DeVito, 323 Franklin Pl., S.O. 762-4647

Bus: Prem: 762-4500

Comm. 60-62 First St., S.O. Two stores \$98,000.

21471B 60-62 First St., S.O. \$89,500. Comm.

Bet: Valley & Academy (Prev. 17034A)

Lot 75x62 Lot 403 Blk 109; level, dry lot, parking for 6 cars, 4A zoning class.

L-36.9 B-72.1 '78 Rate 5.61 Taxes \$6114.90 Poss:

Immed. Water, gas, san. sew. Terms avail. by owner.

Bldg: br. cem, tar rf, 1 story, approx. 13 yrs, excellent cond. Presently used as poodle salon & vacant store.

Suitable uses: fine retail, office, etc. Gas heat (2),

2 a/c's, 12 & 5 ton. Store #1: ultra mod., approx.

1600 sq. ft., panelled walls, 2 zone heat, 16 ton a/c,

vacant. ~~Will rent w/out fix. \$700 mo.~~ Fixt's are nego.

2 lavs. Store #2-Tenant operated Doggie Salon rented

for \$500 mo. Lease expires 6/1/79. 5 ton a/c Sep.

heating unit. 2 lavs. Steel beam construction. Potent-

tial for 2nd flr. ~~For qualified buyer, owner will con-~~

~~sider cooperating on mtge.~~ 1 short blk walk from S.O.

Ave. in heart of business district. Within walking

distance of busses & trains. Please note: Selling

price below town evaluation. Owner will sell bldg or

~~rent his section of bldg.~~ Subject to errors &

omissions

LR: BA 762-4700 70019008/10019009 (7-50-50-o-a-a-a.)

Owners: Fiori & Mildred DeVito, 323 Franklin Pl., S.O.,
762-4647