

30 - Days



18615-122-24 IRVINGTON AVE., S.O.

Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

18615 122-124 Irvington Ave., S.O. \$30,000 Duplex  
Bet: Prospect & Academy, F & C  
Lot 62½ x 126.52 x 60.6 57x176 All Cash  
Frame, blt. 30 yrs., slate roof, white trim., pine flrs.  
1st-6-3 rms. in each  
2nd-6-3 rms. in each & bath  
3rd-6-3 rms. in each  
Steam: Oil & Coal, 2 heaters, heat supplied by owner for 122;  
heat supplied by tenant for 124 LA ✓

3-car garage, lighted  
L.B.: G.R. McL. SO 2-4400 10/23/47-Ex. 4/23/48  
Owner: Anna Mills & P. J. Finnegan, prem., SO 2-3653  
Tenant: #124-Ernest Benson, SO 2-3653, Rented @\$55 mo.-mo., OPA  
Total 1949 Taxes \$328.57 380.19 Land 2100. Bldg 4800  
Former rent for 124-\$100 mo, Property is in commercial zone.  
Poss. for #122 60 days. 2250 7100

NOV 22 1947. Owner in Florida L. B. Blevins  
announcement when Key Box was installed

DEC 8 1947 Key Box  
APR 22 1948 Renewed 6 months

122-124 Irvington Ave., S.O. 18-2-3 ST: Oil & Coal \$30,000 Dup

W/for same owner  
Sold April 1959 - \$26,500.

X 4914 122-124 Irvington Ave., S.O. \$69,000 Comm. 64,500



4914 122-124 Irvington Ave., S.O. \$69,000 Comm. 64,500  
Bet: Academy St. & Prospect St. 2 Apts; 2 offices.  
Lot 50x126 Lot 76A, 176, Blk. 140 \$7,700 mtg. bal. w/  
3 Stories; Bldg. 65 yrs, 3 gar., 2 park. Yorkwood S&L  
spaces, ST:HW, 2 units; full bsmt. Bldg. in excel. cond.  
Layout: 1st-2 pan. office suites; 3 1/2 rms. & lav. ea.  
2nd & 3rd: Right (122) lr, dr, mod. kit, B; 3rd: 2 brs., B  
2nd & 3rd: Left (124) lr, dr, mod. kit, B; 3rd: 3 brs.  
Mo. rent schedule: Office #122, Dr. M. Traurig, 763-5050  
12-1-75\*, \$250; Apt. #122 Jane Perry & Frances Coleman,  
763-0663, 10-1-71, \$175; Office #124 Dr. S. Gehl, 762-5668, ✓  
no lease, \$250; Apt. #124 Rowland, 763-1652, 11-1-71, \$145.  
Ten. pay own gas & elec. & pay proportionate share of  
increase in taxes over year 1970. \*Office #122. Option  
to renew for additional 5 yrs. Rent to be agreed upon.  
L-20, 3 B-17, 8 '70 Rate \$5.92 Tax \$2254.52. All Neg.  
thru LR. Fuel Oil #2 & Gas, \$600 ann'l cost; \$175 water;  
\$200 Gas. & elec.; \$224 Ins.; Repairs & Maint. \$500;  
\$480 Office Cleaning. Total annual expenses: \$4,433.52.  
Net Cash Return: \$5,406.48. Terms of Sale: All Cash.  
Offices pan. Heating Units are com. ST:HW, 8 mos. old.  
- LR has copies of leases. Mod. kits. & baths.  
LR: BMD 325-1500 8-5-71  
Owner: Garden State Corp. by Marie Connelly, c/o LR

Comm. 122-124 Irvington Ave., S.O. 2 apts; 2 offices \$69,000 64,500

2/16/71 Re office @ #122 - lease may be cancelled by  
landlord or purchaser in event of sale. May be  
cancelled on 30th of April in any yr. upon giving  
tenant notice prior to Jan 1st in the same year.

5/19/71 Reduced to \$64,000.