

R-6094 177 Irvington Ave., S.O.
(Colonial Arms Apts)

\$742.MO.UNF.OFF.

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Brk apt.hse, approx.14 yrs old w/4 flrs

Gas heat, central a/c'd

Doctor's office: waiting rm, 3 exam.rms, conference
rm, nurses station, laboratory & lav. Doorman service.

Excellent parking. Grd level elevator available
for patients is directly from parking lot. All util.
are incl. Present tenant is Dr.H.Sherman, c/o Mgr-
Owner, Mrs. Ostry, 379-3967 or 762-8520.

Other medical tenants are a DDS, oral surgeon and
an orthopedist. Office cannot be shown daily except
Wednesdays, 2-5 p.m. & Sat.A.M. until 11:00.

Terms of Rental: 1 yr lease, w/1½ mos. security from
Jan.1, '80 to Dec.31, '80.

Incl.w/Rental: refrig, cptg where installed, heat,
gas & elec. Subject to errors & omissions.

LR:HEG 763-5800 110013009/20012000 (6-60-40-o.a.a.)

Owner:Regina Ostry, Prem., 762-8520 or 379-3967

Comm. 177 Irvington Ave., S.O. Office \$742.MO.UNF.