

30,000



13540 256=258 Irvington Ave., S.O. \$50,000 Comm.
 Bet: Tichenor & W. Fairview Aves. 30,000

Lot 50x125x50 Lot 98 Blk 183

2 apartments, 7 rooms, 2 baths, 1 store, 2½ stories, 75+ yrs, frame, ST: Oil heat. Both apts. in 2F are vacant. Store is vacant. Keys available @ LR, S.O.

L-21.8 B-13.6 '74 rate 4.66 Taxes \$1649.64. Subject ppty. in business-3 zone which permits commercial uses, professional office bldgs. & multiple fam. residential use. The lot does not conform to minimum area requirements for said zone. Subject lot has 6,250 sq. ft. of area. The minimum required by the zoning ordinance for commercial use is 10,000 sq. ft. The zoning ordinance also requires a front yard setback of 16' from the ppty. line, a side-line set back of 10' on either side and a rear yard minimum of 25% of the depth of the lot. There is also a requirement that one on-site parking space be provided for every 200 sq. ft. of building area. The existing buildings are in need of major rehabilitation in order that the present uses be continued. The ppty. consists of an outmoded 2 F dwelling & a small frame store. Listing Realtor feels primary value is in land use (Commercial). All offers to be presented to the Atty. for the Estate, Mortimer Katz, Esq., 2115 Millburn Ave., Mplwd. 762-2708. Subject to Errors & Omissions.

LR: RCo., S.O. 763-0405 20026005/80025005 (6-50-50)
 Owners: Est. of Anna M. Condren, Jack Rosenbaum, Special Master, 11 Commerce St., Nwk. 643-5324

Comm. 256-258 Irvington Ave., S.O. Apts. & Store \$50,000 30,000

9/17/75 SOLD - CORNELL \$30,000.

4/7/75 - Reduced to \$30,000.