

40530 120 Prospect St., S.O.

\$98,000 Offices & 1

79,000

N.E. Corner Kilburn Place

Lot 148x157x178 Lot #266-#268, Blk. 143, Map #16 (see sketch)

Frame, Brick, Mod. Med. Bldg., blt. 23 yrs., comp. rf.

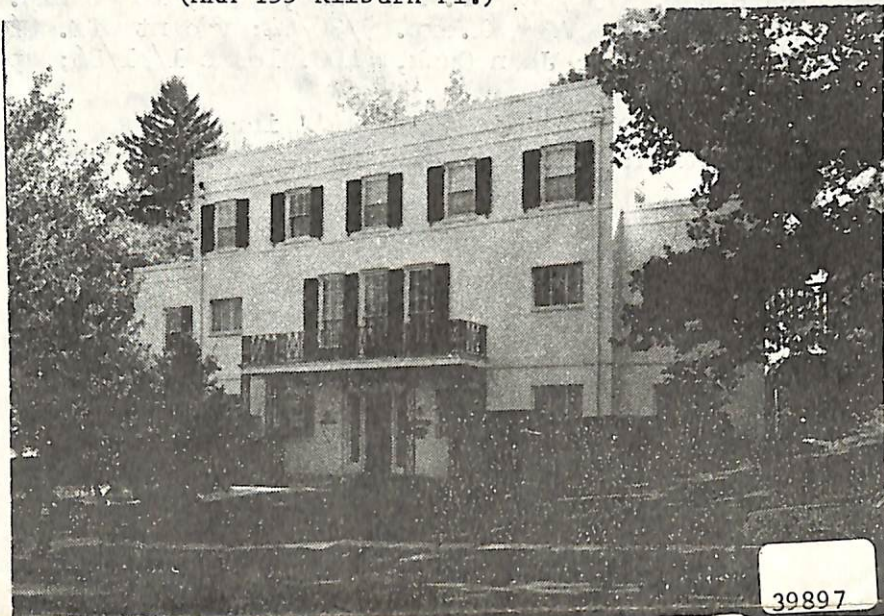
Zoning - 1 fam. residence. Variance granted 1946 by Village of South Orange for conversion to 6 doctor's suites & 1 residence apartment as follows. It provides that the premises shall not be used to accommodate more than 6 doctors and with the provision that no change be made in the exterior of the building as now constituted, that no sign displayed in any window of the premises and that all signs displayed shall be affixed flatly to the surface of the building and shall not extend out from the building in any way, and that each sign shall not exceed 100 sq. inches and shall be uniform in design.

Present Occupancy

1st level - 2 doctor's suites (1) Dr. Charles E. Crandall, M.D. (2) Dr. R. Wendell Ward, M.D., vacating 7/1/61, Rented @ \$200 ea. office
2nd level - 4 doctor's suites (3) Dr. J. Harold MacArt, M.D., Rented @ \$110; (4) Dr. Ralph Tuly M.D., Rented @ \$75; (5) Vacant, formerly leased @ \$75; (6) Vacant, formerly leased @ \$130.

Terms agreed - R. Connolly & Shipman
Contracts signed
5/62
19/62

39897 120 Prospect St., S.O. \$260,000 Comm.
(AKA 155 Kilburn Pl.)



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Corner Kilburn Place
Lot: 97x144 ^{new} Lot 267-68
L-23.0 B-65.9 '83 Rate \$7.22 Taxes \$6418.58
Utilities: city water; 220 VS; gas; storm sewer.
Transportation: Bus 31 - S.O. RR Sta.
Type constr: brk/fr; 3 stories; 3-car garage + parking area. Five office suites & one 5-rm. 2 bath penthouse apt. All tenants under lease. Contact L.B. (Irene Koroluk) for further details. Rentals include all utilities, but no office cleaning. Scheduled gross income: \$40,296.00. Taxes '1983: ⁸⁷ \$6418.58. Ins: \$623.00. Utilities - Gas, elec., heat: \$6156.58. Water \$541.15. Vacancy & maintenance/reserve: \$2000.00. Total expenses: \$15,739.31. Net operating income: \$24,556.69. Subject to errors & omissions.

325-7965

LR:SHG 239-1572-40030004/110030004 (CB 3 - \$45)

Owner: Shengs Corp., c/o L.R.

ALL APPTS. ON SUNDAY ONLY W/L.B. WHO MUST ACCOMPANY.

OWNER'S LICENSED REAL ESTATE BROKER.

(AKA 155 Kilburn Pl.)

Comm. 120 Prospect St., S.O. Office/Apt. \$260,000.

9/5/84 CONTRACT 6/14/85 sold 260, conv

5/25/84 Pl. correct scheduled gross income to \$39,696 & net oper. income to \$23,956. Rents & leases as follows: Dr. Krause, \$535, lease exp. 9/30/84; Dr. Marsillo, \$639, lease exp. 9/30/84; Dr. Mirin, \$439, l.exp. 9/30/84; vacant off. \$600. (approx.700 sq. ft.); Joan Oazk, \$400, lease 1/31/86; apt, \$695 mo/mo.

6/1/84 Lot size of ppty is 97' x 144' irreg.

8/2/84 Correction: L.R. phone # to 325-7905.'84 Taxes \$6801.00