

R-5832 R 10 Sloan St., S.O.

*Call her so by list -*

\*\$575 mo. Store  
\$140 to \$175 mo.  
for offices

*These*



R-5832 10 Sloan St., S.O.

\$575 mo. Comm.

Bet: So. Orange & 1st St.

Level dry lot, next to Pub parking lot, A 1 Business zone, water, gas, storm sew, san sew. NY, Irv., E.O. bus service at corner. Rte. 280 & GS Pkwy. 2 miles. Erie Lackawanna RR across street.

W/w cptg. in store & offices. Brk construction, tar rf, 2 stories, excellent cond. Present uses: studio, art school, art supply store. Suitable uses: store, prof. offices, tea rm. Oil ST heat, central a/c. \*Offices: 140 to 175 mo., depending on size-will nego. if more than one is taken. NOTE: All measurements of sq. ft. are approx. & should be verified. 1st Left-store occupied by owner "Brush Stroke" 1st right-store for rent, 436 sq. ft. plus part use of bsmt & lav in bsmt. 2nd -5 offices ranging from 121.5 sq. ft. to 228.5 sq. ft. & lav. May be rented individually or together. Sep. ent. to 2nd flr. Total footage 2nd flr 824.6 plus halls & lav. Owner will lease 1-5 yrs. w/increases yearly for taxes & util. There is a lovely garden patio in rear, owner will consider its use if suitable for fashion shows, outdoor tea rm if auxiliary to main use.

LR: SLN 763-7700 12007006/6007007 (6 of gross lease or 1 mos. rent whichever is greatest-50-50-o.a.a.)

Owners: Frank A. Fallon, S.A., prem., & LR.

*gfa*

Comm. 10 Sloan St., S.O. Stores & offices \*\$575 mo. comm.