

24586 109 So. Orange Ave, S.O. ~~\$125,000~~ Comm. Bus. Only
 (TA Carvel Ice Cream) *110,000*

Terms: Lease has 7½ yrs to run \$815.00 - 975.00 w/ 10 yr option. ✓

Bldg.-1350 sq.ft. Present uses: Carvel Ice Cream Store
 Landlord, Shenges Corp., Bloomfield Ave., Caldwell, N.J.
 New franchise is worth \$95,000.00, renovations are \$15,000.00 more, total new cost \$110,000. All equipment, freezers, ice cream machines & cases incl.

This Carvel store in the heart of So. Orange is an excellent "money-maker". A new franchise w/Carvel is worth \$110,000 all by itself today. Statement of income & expense are available to interested buyer! 1977 & 1978 - 10,000 gal. mix - 33.8% net is a Carvel average. When calling to show speak to owner only. Subject to errors & omissions.

6/11/79 CONTRACT -- Sands
 9/27/79 SOLD - GLS


6/79 CONV. MTG. GLS \$92,000

LR:GLS 762-7214 20014009/80014009 (6-50-50-o.a.a.)
 Owners: John J. & Susan O'Hara, 119 Tuscan Rd., Mplwd, 763-6588, Bus. Prem. 763-6850

Comm. 109 So. Orange Ave. S.O. Bus. Only ~~\$125,000~~ *110,000*

R5470 109 rear So.Orange Ave,S.O. \$400 mo.unfurn. Off

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R5470 109 Rear So.Orange Av,S.O. \$400 mo.unfurn. Off.
In rear of Janney, Montgomery, Scott
Office rental, 3 mos. security required
1st & 2nd fls. carpeted, 500 sq. ft. each. All brand new
& paneled. Separate a/c & heat for each flr. Available
immediately, lease to 12/75. Everything included.
Fully tiled mod. bath on 2nd fl.
Desk space rented on 2nd fl. \$100 mo/mo. Can be evicted
if so desired.



LR:BT & Co. 763-4544 11-14-71
Owner Philip J. VanVurt, 676-1931; Edwin J. Doyle, 633-7000
Off. Rental 109 rear So. Orange Av, SO \$400 mo. unfurn.

5208 109 $\frac{1}{2}$ South Orange Ave., S.O. \$8,000 Comm.
Bet. Scotland Rd. & Academy All cash
Dress shop 6x50

1 story, 20 parking spaces, base ray hw heat, a/c, 1 lav.
Lease @ \$170 mo. expires 2/78 w/option to renew. Business includes dressmaking & alterations. Fixtures incl. Burglar alarm. Parking available at rear of store. Annual exp: elec, \$100, ins. \$225, rent \$170 mo, total \$2260. Total ann. income \$23,000. Owner will not take back purchase money mtg. The only business advertised on Seton Hall book covers & posters. 10% commission applies.

LR:JB 763-7700 9-30-71 /Bus. 762-7770

Sole owner Dorothy Fallucca, 173 So. Or. Ave, S.O, 762-2171,

Comm. 109 $\frac{1}{2}$ So. Orange Ave, S.O. Dress shop \$8,000