



17312 202 So. Orange Ave., S.O. \$74,500 Comm
S.E. Cor. Cottage St., opp. Police Headquarters
Lot 11, 446 sq. ft., 85x122 avg. Parking on street. Site
level, sloping, dry. ✓
L-31.5 B-38.0 '77 rate 5.34 Taxes \$3711.30. Utilities:
Water, town elec, 100 amps, 220 VS, phase 3, storm sew, san
sew. Bus 31, 107 at door, Pkwy 3 mis. Seller will consid-
er taking back reasonable mtg. Total flr area 1240+
sq. ft. Office 700+ sq. ft. Construction: brk on concrete
block. Slate rf, 1 story, 28+ yrs, good cond. Present use:
Dental offices. Suitable for any prof. use. Gas air
heat. Central a/c. Capacity 150. 1½ story prof. office
bldg. presently used as dental offices. Located in res-
idential C-1 zone which permits prof. office bldgs.
Ideally located on most prominent traffic st. within
immed. access of 2 bus lines & Erie Lack. rail lines,
within 4 blks of busy Seton Hall Univ. campus. Poss;
Immed. ALL NEGO. THRU LR. Present setup incl. lrg
reception rm, administrative office, lav w/stall, con-
sultation rm, 4 operatories, & X-ray rm. Excellent prof.
office opportunity suitable for physicians, lawyers,
accountants, engineer, architect, real estate or ins. off.
etc Subject to Errors & Omissions. Vacant. Key w/L.R.
& R. Connolly Milbrn.

9/12/77 SOLD - Owners (do not bother owners) K
LR:RCCo 763-0405 10031007/70031007 (6-50-50-o.a.a.)
Owners: Martin R. & Esther L. Heller, DDS, % LR.

Comm. 202 So. Orange Ave., S.O. Offices \$74,500