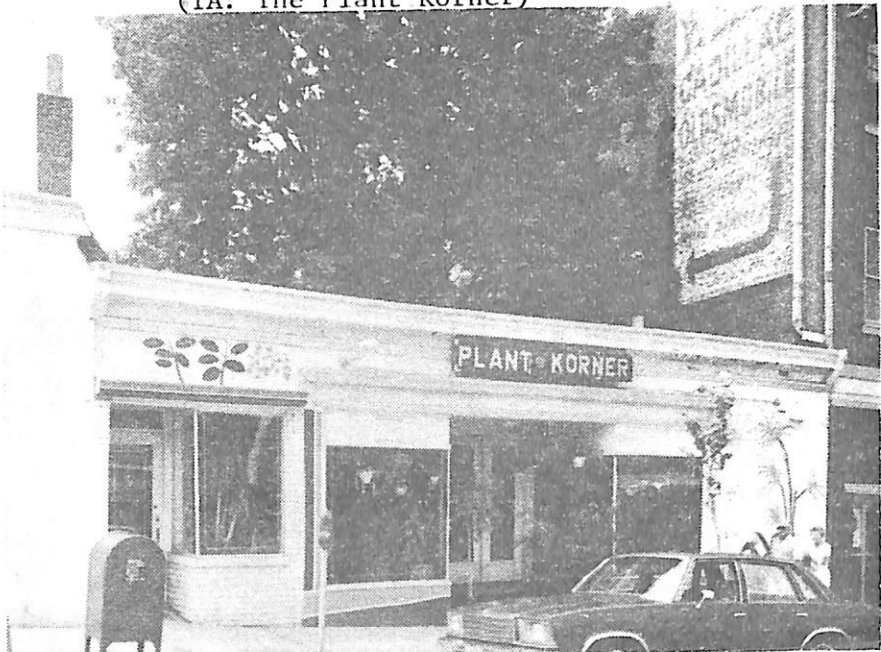


25882 22-24 So.Orange Ave.,S.O. \$25,000.Comm.Bus.Only  
(TA: The Plant Korner)



25882 22-24 So.Orange Ave.,S.O.\$25,000.Comm.Bus.Only  
TA: The Plant Korner  
In So.Orange Village  
Street parking  
Utilities-landlord pays water,100 amps,220 VS,gas &  
elec.,storm sewer,san.sewer  
Bldg-1100 sq.ft.total flr area,office area,1 story,  
good condition. A/c.  
Scheduled gross income: \$100,000. Less operating  
expenses: insurance \$500 yr; payroll,incl.payroll  
taxes \$500; supplies-plants \$12,000; rent \$625;  
utilities \$200. Net income: \$15,000.  
Refrig., a/c, water heater, cash reg. Subject to  
errors & omissions.

LR:COL 761-7100 70025009/1001000 (10-65-35-078-10)  
Owners:Mark A. Brotherton, Bus.Prem.,761-4486 &  
Fran Lessa, c/o L.R.,res.phone 661-0199

Comm 22-24 So.Orange Ave.,S.O. Bus.Only \$25,000.

8/9/79 Not just a plant store -also a florist & sells  
related pottery. Owner anxious. Wants offers.

22482 24 So. Orange Ave., S.O. \$22,500. \*Comm. Bus. Only  
(KA "So Vain Boutique")



22482 24 So. Orange Ave., S.O. \$22,500. \*Comm. Bus. Only  
Cor. Village Plaza (KA "So Vain Boutique")

Parking meters & public free lots

Utilities-water, 110 VS, gas, storm sewer, san. sewer  
Transp.-bus at curb-NYC & Nwk, G.S. Pkwy, Rt. 280, exit  
10, Erie-Lack. RR Sta. 1 blk

Terms-Owner will take back mtge from suitable buyer  
w/reasonable down payment. Owner may remain to teach  
Bldg-total flr area 800 sq.ft, selling area /business  
600 sq.ft, mas. constr, asph. rf, 1 story, partial cellar.  
Present uses: ladies sportswear/apparel-moderate /price  
Heat-Gas space 2 a/c units  
W/w carpet, racks, counter, cash register, autographic  
register, refrig, stereo system.

Scheduled gross income: \$117,000. (1977 income tax  
figure). Less operating expenses: merchandise \$82,000;  
insurance, fire, theft, liab., alarm sys. \$1200; salaries-  
part time sales @ 3.25 hr, \$6000; telephone \$700;  
maint. \$500; adv. \$5000; rent \$4800.-landlord will  
give 1 yr lease; gas & elec. \$1000; total expenses  
\$101,200. Net operating income: \$15,800. \*Plus inven-  
tory dollar for dollar-retail val. \$12,000-asking  
\$5,000 (nego). Subject to errors & omissions.

LR:SLN 763-7700 40027008/100027008 (10-50-50-o.a.a.)

Owner: (Sole) Cynthia Margolin, c/o L.R., 672-0320,  
Bus. 763-0371

Comm. 24 So. Orange Ave., S.O. Bus. Only \$22,500.\*