

46016 55 W. SOUTH ORANGE AVE., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

46016 55 W. SOUTH ORANGE AVE., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood Photo by George B. Biqqs, Inc.

38723 55 W. SOUTH ORANGE AVE., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

46016 55 West So. Orange Ave., S.O. \$65,000 Comm. & 3
Former 38723 - new photo Orig.Mtge.@5%
Bet.Ridgewood Rd.& Lackawanna RR ~~\$15,000~~ Bal. 10,500
Lot 25x110x25 \$210.15 Mtge.Pyts.
Fr.&Stucco, blt. 40yrs., sl.rf., part ins.Fed. S&L
1st-3-luncheonette & lav., 3 rms., All Cash Above Mtge.
bath, back & o.p.

2nd-7-7 rms., 2 1/2 baths

3rd-open space, attic, trap, big elec.exhaust fan in attic

Hot Water: Oil, 1 heater, supplied by Owner

No garage

L.B.: McD&S, SO 3-3426 10/2/64-Exp.4/2/65

Owner: Maurice & Jean Halpert, prem., SO 3-4664;

bus.: SO 2-9636

Tenant: 2nd fl.-Mrs. Bolan, \$90.mo.

1964 Assess. Land \$12,900 1964 Rate \$3.49

Bldg. \$12,900 " Taxes \$900.

Incl. in sale - cooler, fountain, deep freezer & refrigerator.

12 c.t. capacity. Tables for seating 24 people, counter

3 & SEE ADDITIONAL INFORMATION

Comm. 55 West So. Orange Ave., S.O. 10-3-0-lav. HW: Oil \$65,000

Sold 1/70 - 47,000

7/64 corr: mtg. bal should be \$10,500

[Faint, mostly illegible text, possibly a ledger or financial record, with some vertical text on the right side.]

33789

55 W. So. Orange Ave., S.O.

\$110,000 Comm.



33789 55 W. So. Orange Ave., S.O. \$110,000 Comm.

Bet: Church Rail Rd.

Lot: 25x112 Lot 128 Blk 103

Condition of site: level & dry.

L-20.6 B-36.1 '81 Rate \$6.25 Taxes \$3543.75

Utilities: water, 115 amps, 220 VS, gas, storm sewer.

Owner will finance w/35% down for 2 yrs.

Total floor area 2000 sq.ft. 2 apartments, 1 store.

Part slate & flat tar roof. Two stories.

Excellent condition. Present uses: retail, apts.

Recently completely renovated. Heating: oil/steam.

To be converted to new gas unit. Taxes \$3543.75.

Ins. \$765. Apt. #1, \$400.mo., 3 rms. Apt. #2, \$420.mo.,

4 rms. Owner will remain as tenant for one year

in store. Rent to be negotiated. Tenants have 1

yr. lease to Oct. 31. To show call home # 1st,

then bus. # or L.R. Subject to errors & omissions.

*Withdrawn 7/6/8 3 Sue Branch
for the*

LR:JMW 376-4545 40022002/40030003 (CB 4 - \$45)

Owners: Hugo R. & Maria I. Giordano, c/o L.R.,
761-5381, Bus. #763-5477.

ALL NEGOTIATION THRU L.R. BOB BIZZARRO.

Comm. 55 W. So. Orange Ave., S.O. 2 Apts./1 Str. \$110,000.

ML# TWN ADD

53044 SOR 55 WEST SOUTH ORANGE AVE

CLS

CAB

LPR

270000



53044

POSS:90 OAA

TYP:

DIM:25X108

L/B:L-128 B-103

ASMT L\$ 20600 B\$ 36100 R\$ 8.96

ZON:COM USE:RETAIL PAINT STORE

YR:86 TX\$ 5080

CONST:FR&STUCCO

APT:02

HTP:ST

HFL:GAS TUN:

FL S D A R OT RM BR BA RENT EXP PD BY

01 1 1 00 00 00 0000 WAT\$

MAIN\$

02 1 00 01 01 0400 HEA\$

MGT\$

02 1 00 01 01 0400 GAS\$

PAY\$

00 00 00 0000 ELE\$

LIC\$

00 00 00 0000 INS\$

TAX\$

GOI\$

TOE\$

NOI\$

BUSINESS GOI\$

TOE\$

NOI\$

REM:TUDOR STYLE BLDG W/STORE & 2 APTS. EXCELL

DRIVE-BY LOCATION. TOTAL STORE AREA APPR 1,000

SF

EXD:09/19/87 LID:03/19/87 KEY:

OWN:HUGO GIORDANO & MARIA GIORDANO C/O LR

SHOW:APPTS THRU LR

BRK# 70 P:763-5800 AGT# 1955 CB:2.5 - \$50.

CONTRACT 4/21/87
sold 10/1/87 257,

S.O. 55w. South Orange Ave. 270,000 COM