

40246 45 W. Third St., S. O. \$115,000 4F



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Bet: Sloan & Church

Lot: Approx. 35x191 Lot 67-8 Blk 102

4F, Col, fr, comp. rf, all ss/scrs, 220 VS\*, 100 AMPS

1st-9-Two 4 rm apts, 2 baths, office\*\*

2nd-6-Two 3 rm apts, 2 baths

Bsmt-stge, laund

HW: Oil: Gas 2 new hw gas units (service 1st, tenants expense); 1 hw oil unit (services 2nd, owners expense)  
No garage, paved drive

L-10.3 B-20.0 '83 Rate \$7.22 Taxes \$2187.66 Poss:

Immed. or 30 days. Key w/L.R., who must accompany.

\*3 sep. gas & elec. meters-divided like heat. \*\*Office presently used by owner. Excellent income producing ppty. close to shops, transportation & parks. Two new gas furnaces. 18" of insul. recently installed above 2nd flr. 1st flr: Right - Randy Ruch & Deven Holland, \$450.+util.; Left - Margaret/Ted, \$385.+util. 2nd flr: Right - Frank Evans, \$450., heat & util. incl.; Left - Owner, could be rented for \$450. mo. util. incl. Ann. Rent: \$20,820. Ann. Exp.: Ins. \$300., Disp. \$312., Water \$300., G&E \$840., Tax \$2187. NOT FOR RENT.

LR: GLS 762-7214 6003004/120031004 (CB 3 - \$45)

Owner: Charles Randolph, Prem., 2nd Flr., c/o L.R.

ALL NEG. & APPTS. THRU L.R.

Subject to errors & omissions.

8/30/84 SOLD \$95, 8/30/84 NO MTR.

4F.45 W. Third St., S.O. Apts. \$115,000.