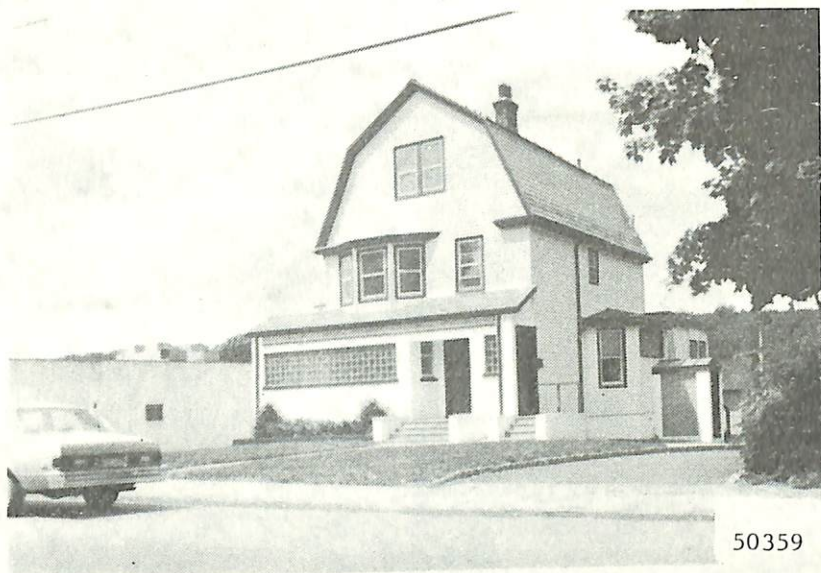


ML# TWN ADD
50359 SOR 391 VALLEY ST

CLS LPR
CAB 650000



50359

POSS: IMM TYP: DIM: 56X150
L/B: 344 118 ASMT L\$ 50500 B\$ 26600 R\$ 8.96
ZON: BUS USE: PROFESSIONAL COMM YR: 86 TX\$ 6908
CONST: SIDING APT: 02 HTP: HFL: OIL TUN: 1
FL S O A R OT RM BR BA RENT EXP PD BY
00 00 00 00 0000 WAT\$ MAIN\$
00 00 00 00 0000 HEA\$ MGT\$
00 00 00 00 0000 GAS\$ PAY\$
00 00 00 00 0000 ELE\$ LIC\$
00 00 00 00 0000 INS\$ TAX\$
GOI\$ TOE\$ NOI\$
BUSINESS GOI\$ TOE\$ NOI\$
REM: TO BE SOLD AS IS EXCELLENT COMMERCIAL
CAN BE USED AS HOME OFFICE -
PRESENTLY VACANT KEY WITH LR JOE ANGELO
PRESENTLY SET-UP AS VETERINARIAN OFFICE BUT MANY
OPTIONAL USES
EXD: 02/12/87 LID: 08/12/86 KEY: LR* 373-2886
OWN: KERI GUIDERA C/O LR
SHOW: GUIDERA C/O * JOE ANGELO 373-2886
BRK# 93 P: 994-1510 AGT# 2227 CB: 2.5% - \$70

Expired
SOR 391 Valley ST Cam 650,000

ML# TWN ADD
50363 SOR 391 VALLEY ST

CLS LPR
CAB 1550

NO PHOTO

POSS: IMM TYP: DIM:
L/B: ASMT L\$ B\$ R\$.00
ZON: COM USE: PROFESSIONAL YR: 00 TX\$
CONST: FRAME APT: 00 HTP: HFL: TUN: 1
FL S O A R OT RM BR BA RENT EXP PD BY
00 00 00 00 0000 WAT\$ MAIN\$
00 00 00 00 0000 HEA\$ MGT\$
00 00 00 00 0000 GAS\$ PAY\$
00 00 00 00 0000 ELE\$ LIC\$
00 00 00 00 0000 INS\$ TAX\$
GOI\$ TOE\$ NOI\$
BUSINESS GOI\$ TOE\$ NOI\$
REM: TO BE LEASED AS IS 1ST FLOOR \$1550; 2ND
FLOOR \$750 ML#50396 OR BOTH FLOORS CAN BE RENTED
AS PKG @ \$2250.MO. LEASE MINIMUM 1 YEAR ALL NEG
THRU LR JOE ANGELO 373-2886 PRESENTLY VACANT -
BOTH UNITS
EXD: 02/12/87 LID: 08/12/86 KEY: LR
OWN: KERI GUIDERA C/O LR
SHOW: ALL APPTS THRU LR JOE ANGELO 373-2886
BRK# 93 P: 994-1510 AGT# 2227 CB: 3% - \$90

S.O. 391 Valley St.

1550. Comm.

ML# TWN ADD
50396 SOR 391 VALLEY ST

CLS LPR
CAB 750

NO PHOTO

POSS: IMM TYP: DIM:
L/B: 344 118 ASMT L\$ B\$ R\$.00
ZON: COM USE: PROFESSIONAL YR: 00 TX\$
CONST: FRAME APT: 00 HTP: HFL: TUN: 1
FL S O A R OT RM BR BA RENT EXP PD BY
00 00 00 00 0000 WAT\$ MAIN\$
00 00 00 00 0000 HEA\$ MGT\$
00 00 00 00 0000 GAS\$ PAY\$
00 00 00 00 0000 ELE\$ LIC\$
00 00 00 00 0000 INS\$ TAX\$
GOI\$ TOE\$ NOI\$
BUSINESS GOI\$ TOE\$ NOI\$
REM: TO BE LEASED AS IS 2ND FLOOR \$750; 1ST FLOOR
\$1550 ML#50363 OR BOTH FLOORS CAN BE RENTED AS A
PKG @ \$2250.MO. LEASE MINIMUM 1 YEAR ALL NEGO
THRU LR JOE ANGELO 373-2886 PRESENTLY VACANT -
BOTH UNITS
EXD: 02/12/87 LID: 08/12/86 KEY: LR
OWN: KERI GUIDERA C/O LR
SHOW: ALL APPTS THRU LR JOE ANGELO 373-2886
BRK# 93 P: 994-1510 AGT# 2227 CB: 3% - \$90

S.O. 391 Valley St.

750. Comm

30172

391-401 Valley St., S.O. \$155,000 Comm.



30172 391-401 Valley St., S.O. \$155,000 Comm.

Lot 34-337, 345, 339 Blk 118 See sketch.

Zoning class-B-2

Easements-10' water main at rear of lots

L-107.4 B-26.6 '80 Rate \$5.78 Tax \$7745.20

Utilities-water, gas, storm & san. sewers

Transp.-bus, front

Approx. 1 full acre of land in 1 of the most desirable locations in Essex Cty. This magnificent ppty offers great opportunities for many uses, such as an apt-office complex, bank, auto show rm, stores, warehse, restaurant, animal hospital, etc. Ideal site to take advantage of the current "Back to the City" trend. Public transp. is plentiful, buses pass in front of the site & the S.O. RR Sta. is just a few minutes walk from the site. The recently completed Rt. 78 is a short distance by car. A County Highway Survey completed in 1977 showed that approx. 10,000 cars pass this section of Valley St. during an average 10 hr daytime period. This ppty has entrances from Valley St. in front & from Lackawanna Place in the rear. The hse on the ppty is a 3-story bldg, w/ the 1st story

SEE ADDITIONAL INFORMATION (over)

LR:RGS 379-5200 3002001/9002001 (CB 3-1/2FF)

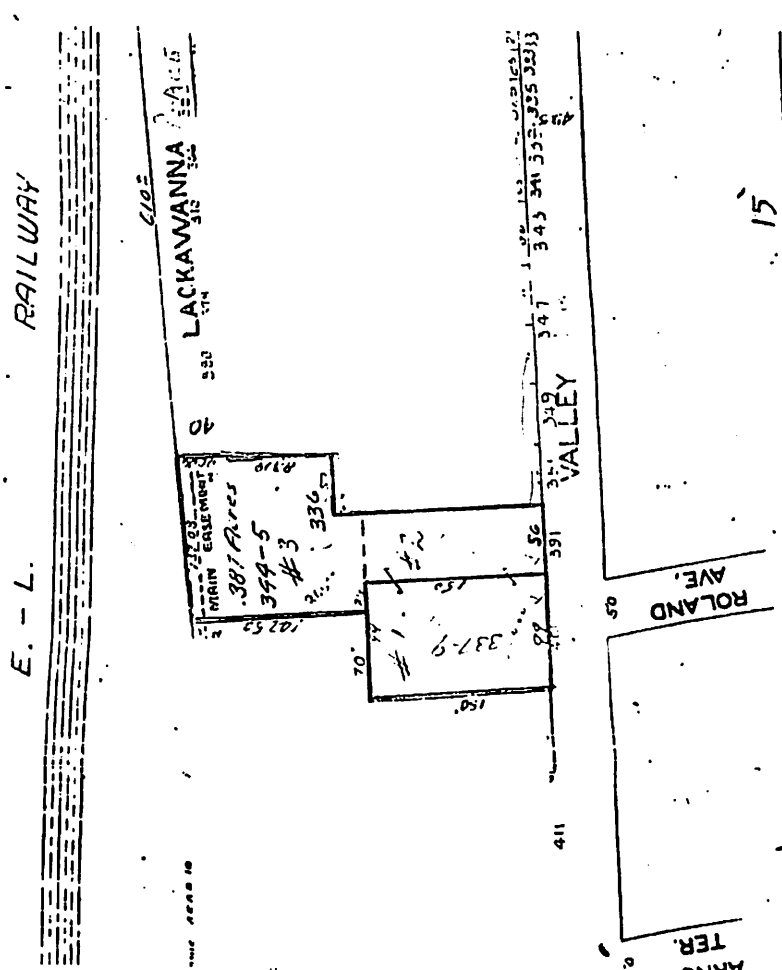
Owner: Madeleine A. Devine, c/o L.R. L.R. has key.

ALL PRELIMINARY NEGOTIATIONS THRU L.R.

Comm. 391-401 Valley St., S.O. \$155,000

4/2/82-391
Devine now in Texas 214-369-9220

K



ADDITIONAL INFORMATION:

consisting of a stucco exterior & the upper 2 stories consisting of asbestos shingle. The 1st flr is a fully equipped Veterinarian's office, w/a 5 rm apt above. The rear bldg on the ppty is a 2 story shop used by a contractor. Prof. fixtures & equipment are not included.

Lav. on 1st, full bath on 2nd, toilet & shower in bsmt. Subject to errors & omissions.

6/15/81 Great opportunity for investment. Obtain this parcel & adjacent ppty for apt bldg. or condo. housing. Contact LR for further info.