

46534 63 Valley St., S.O. \$225,000 Comm. •



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One block from South Orange Village

Lot: 70.25x127 Lot 301-2 Blk 105

L-38.1 B-33.3 '85 Rate \$8.04 Taxes \$5740.56

Utilities: storm sewer. 9,200 sq.ft.

The subject property is a framed two story residential type structure containing approx. 3,347 sq.ft. w/an unfinished bsmt. & a 3-car det. framed garage. The structure was utilized as a meeting facility for an American Legion Post on the 1st flr., presently vacant. The 2nd flr. contains a lrg. vacant apt. Three bathrms. in all: two on 1st flr, one on 2nd flr. The neighborhood is 100% blt-up w/predominantly commercial uses. The subject property is located in the B-1 or Commercial Primary Zone in S.O. This zone permits most commercial uses such as: retail sales & service, office use, professional use etc. Probably the highest & best use is renovation of the existing structure of the commerical use as permitted in the zoning ordinance. A likely use would be a two story office bldg. which would produce maximum market return. Office space in the area is in demand; on sight parking could be provided by removing the framed garage on this sight. The rear of the property is adjacent to a lrg. municipal parking lot in S.O. Village. Subject to errors & omissions.

LR:COL 761-7100 100022005/10020006 (CB 5 - \$50)

Owners: Salvatore Carfaro & Clem Carfaro, c/o L.R.

TO SHOW CALL L.R., FRANK D'ADDARIO, 761-7100.

Comm. 63 Valley St., S.O. Meeting Rm/Apt. \$225,000.

12/10/85 contract
sold 165. conv