

43277 67-69 VALLEY ST., SOUTH ORANGE



Board of Realtors of the Oranges and Maplewood

Photo by George B. Biggs, Inc.

Wayne M. M. M.

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NOV. 1st 1965 LEAF
170/KC

K
43277 67-69 Valley St., S.O.

Lot 35x119x35 Lot 299, Block 105

Brick, Frame & Cinder Block,

Pebbles Tarpaper roof

~~\$43,000~~ Comm. & 1~~35,500~~

\$ 7,000 mtg. @ 6% 35,000

\$ 5,200 bal. due '72

S.O. Fed. S & L*

1st-2 stores on 1st flr:right side All Cash

is a small store about 12x20 ft., separate from the apartment in the rear and vacant. The apartment in the rear consists of a living room, dining room, and kitchen, and 2 bedrooms on the 2nd flr. Bath in basement. This is oil heat and furnished by tenant and rents for \$90 per month on a mo-mo rental. The apartment is entered by a separate entrance.....

Left side is a restaurant. Has 2 rooms in the rear, a sort of serving room, and a kitchen, and a porch. All fixtures are the property of the restaurant.

There is also on the 2nd flr. 2 bedrooms. The basement has 2 lavatories, and storage room. Coal heat by the tenant and pays the water bill over \$20. Call tenant for appointment.

1/65 Sold

L.B. believes owner will accept \$35,500
7/5/63

7/8/63 Reduced to \$35,500. Submit all
able offers.

8/16/63 Renew to 2/16/64 for \$35,000

ML# TWN ADD
53927 SOR 67-69 VALLEY STREET

CLS LFR
CAB 330000



POSS:90 TYP:S&A DIM:35X120
L/B:L299 B105 ASMT L\$ 22700 B\$ 20600 R\$ 8.96
ZON:COM USE:2 APTS 2 STORES YR:86 TX\$ 3880
CONST:FRAME APT:02 HTP: HFL: TUN: 4
FL S O A R OT RM BR BA RENT EXP PD BY
01 1 04 00 02 0750 WAT\$ 320 0 MAIN\$
01 1 01 00 01 0300 HEA\$1000 0 MGT\$
01 1 08 04 02 0000 GAS\$ PAY\$
02 1 03 01 01 0525 ELE\$ LIC\$
00 00 00 00 0000 INS\$2500 0 TAX\$ 3880
GOI\$ 18900 TOE\$ 7700 NOI\$ 11200
BUSINESS GOI\$ 100000 TOE\$ 50000 NOI\$ 50000
REM:RESTAURANT/LUNCHEONETTE BUSINESS INCLUDED IN
SALE NO LEASES ALL SEPARATE UTILITIES BUILDING
IS IN EXCELLENT CONDITION OWNER FINANCING
AVAILABLE ALL NEG THRU LR

EXD:07/30/87 LID:04/30/87 KEY:
OWN:GEORGE AND ATHENA BASIAKOS
SHOW:LR STEVE BASIAKOS WHO MUST ACCOMPANY
BRK# 9 P:763-7700 AGT# 2848 CB:2.5% - \$50

S.O. 67-69 Valley St 330,000 COM