

• 35040      6 Village Plaza, S.O.      \$85,000      Comm.  
               "Lipman's Pet Shop"      Bus. only



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Bet: Sloan & Valley Sts.

Meter Parking. Mtge. - None. Business only.

Total floor area: 555 sq. ft. + stge. bsmt.

Type constr. wood over brick. 1st flr. Excellent condition. Present uses: Birds & Sm. Animals.

Heating: gas. A/C units. Gas, water, taxes, repairs on bldg., incl. in rental. Business open Mon. thru Sat. 8:45 A.M. to 6 P.M. Closed Sun. 555 sq. ft. of floor area. Lav. & sink.

Fully equipped w/window A/C's, desk & counter space, showcases, loads of wall shelving, wire racks for displays, lighting fixtures, etc.

Sophisticated burglar, fire, smoke & temperature control system. Lr has inventory of livestock & supplies totalling approx. \$12,500 plus \$4000 in fixtures. Books show gross profit of \$35,000 plus. Premises currently being rented at \$450. per month incl. utilities. Call owner for appt. at 763-5320. Subject to errors & omissions.

LR:JMW 376-4545 90022002/60030003 (CB 5 - \$19.50)  
 Owners: David & Andrea Leviton, c/o L.R.,  
 Bus. #763-5320.

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12/8/82 This could be a very good buy & cash flow is very lucrative. Talk to owner, David Leviton @ 763-5320. Nice, clean, established business.