



Last LP: **\$158,900** ML#: **2931214**
 Addr: **199 WASHINGTON AVE** BUS/A
 (Click to view Map)
 Twn: **BELLEVILLE** Zip: **07109**
 (Click to view Town/School Info)
 Cty#: **07** CtyLoc: **200** Area#: **0701**
 Direct: **DIRECT TO WASHINGTON AVE**
 Orig LP:
 Sold:
 SD: UCD: DOM:

Style:	SERV/NON-FOOD	Sub Style:	CLTH CLN	
Rent & Leases:	\$3154 PER MTH RENT 4 YEARS REMAIN ON 10 YR EXTENABLE LEASE			
Fix & Equip Inc:	Y	Franchise:	N	Capacity:
Parking:	7	Addl Parking:		
Curr Bus.Hours:	MON-SUN	Yrs Estab:	4	
Bus SqFt:	1500	Floors:	1	
Gross Inc:		Gross Exp:		Net Inc: \$51,495

Basement:	UNFINISHED	Bldg Owner Pays:	COMMON AREA
Heat/Cool:	GAS, WALL A/C	Utilities:	SEP ELEC, SEP HEAT, SEP WATER
Possession:	FLEXIBLE		

BE YOUR OWN BOSS! FANTASTIC BUSINESS OPPORTUNITY. LIGHT AND BRIGHT NEIGHBORHOOD LAUNDARAMA. HIGH TRAFFIC-VISIBLE LOCATION. 50 MACHINE, OFF STREET PARKING. BASEMENT STORAGE. ALSO OFFERS IT'S CUSTOMER'S DRY CLEANING DROP OFF SERVICE W/24 HR TURN AROUND AS WELL AS WASH & FOLD SERVICE. 4 YEARS LEFT ON EXISTING LEASE- LEASE IS EXTENABLE. LOCATION HAS BEEN A LAUNDRAMAT SINCE THE 1980'S. WELL KNOWN TO THE NEIGHBORHOOD! GREAT OPPORTUNITY TO BECOME YOUR OWN BOSS!