



Last LP: **\$499,900.00** ML#: **2925977**
 Addr: **265 PARK AVE** COM/A
 (Click to view Map)
 Twn: **RUTHERFORD** Zip: **07070**
 (Click to view Town Info)
 Cty#: **02** CtyLoc: **300** Area#: **0256**
 Direct: **CORNER WITH EAST PIERREPONT AVENUE**
 Orig LP:
 Sold:
 SD: UCD: DOM:

SqFt for Lease:		SqFt for Sale:		MinSF for Lease:	
Build/Complex:	NONE	Sub Style:	FREE STD	For Sale/Lease:	S
Style:	RETAIL	\$/SqFt:		Lease Type:	M
Lease Amnt\$:	\$35,400	Office SqFt:		Lease Term:	
Office Rent:		Unit of Msur:		Tenancy Typ:	
Total Size:	7700	Coverage:		Zoned:	OFFICE
Land Assessment:		Lot Size(acres):		Expandable:	
Bldg Assessment:		Contiguous Land:		Free Standing:	
Taxes:	\$8,952	Avail:		Mortgage Info:	
Floor/Unit Desc:		Bldg Front:		Cooking:	N
Road Front:		Construction:		Windows:	
Restrictions:		Floor Load:		Floor Const:	
Easements/Assess:		Tailgate Docks:	Lev:	Roof:	
Year Built:		Column Spacing:		Sprinklers:	
#Floors:		Elev Capacity:		Floor Drains:	
Drive-Ins:		Alarm:		Cranes:	Refrig:
Rail Access:		#Parking Spaces:		Addl Parking:	
#Elevators:					
#Lavatories:					
Ceiling Height:	15				

Waterfront:	NONE	Flood Plain:	NONE
Rent Incl:	TAX	Ownership:	PRIVATE
Utilities:	SEP GAS, SEP HEAT	Heat/Cool:	HOT AIR, OIL
Possession:	0-30		

Location:
 Transportation: Dept. of Envrmt Protect Status:
 Prior Use:

FORMER GAS & REPAIR STATION. TANKS REMOVED HOWEVER PROPERTY IS CONTAMINATED. SHELL OIL COMPANY(MOTIVA) IS THE RECOGNIZED RESPONSIBLE PARTY FOR CLEAN UP. DEP IS CURRENTLY MONITORING CLEAN UP PLAN. LEASED FOR 5 YEARS COMMENCING 2/1/02. TENANT IS CURRENTLY ON THEIR SECOND AND LAST 5 YEAR OPTION. LEASE TERM EXPIRES JANUARY 31, 2012. LANDLORD PAYS PROPERTY TAXES AND ANY EXTERIOR REPAIRS. ROOF IS 5 YEARS OLD.