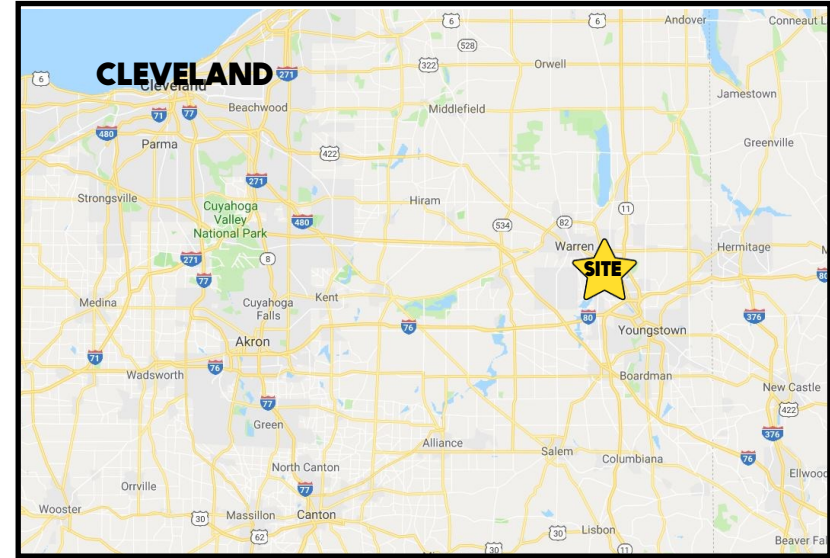


LOCATION

1974-1984 Warren Ave, Niles, OH 44446



HIGHLIGHTS

- Unique commercial property opportunity with passive income in Niles, OH
- Commercial showroom/office + 2 rented houses + 2 garage/storage buildings
- 2) 8' x 10' drive-in doors + 1) 10' x 11' drive-in door
- Located on 2+ acres

CONTACT

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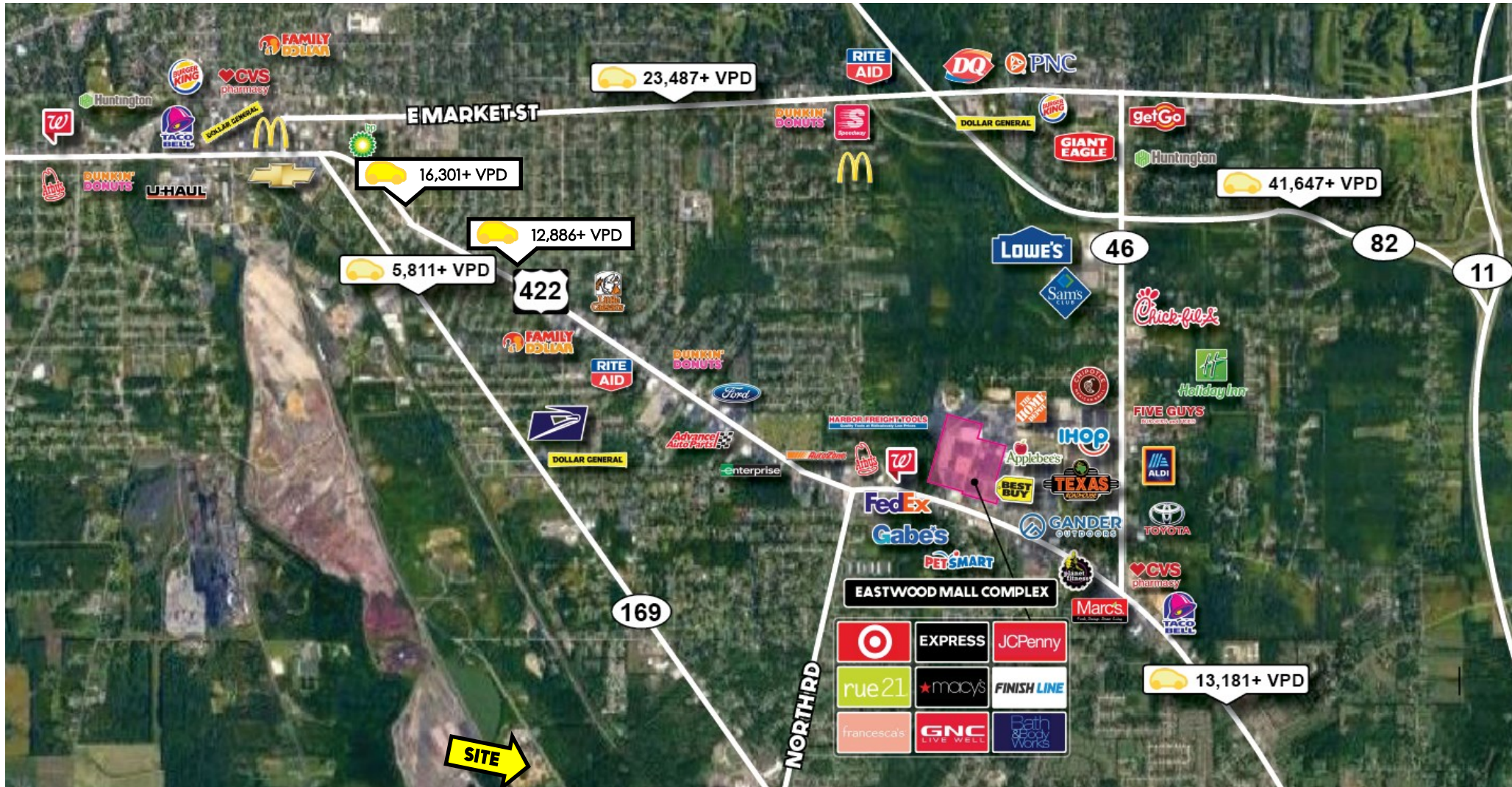
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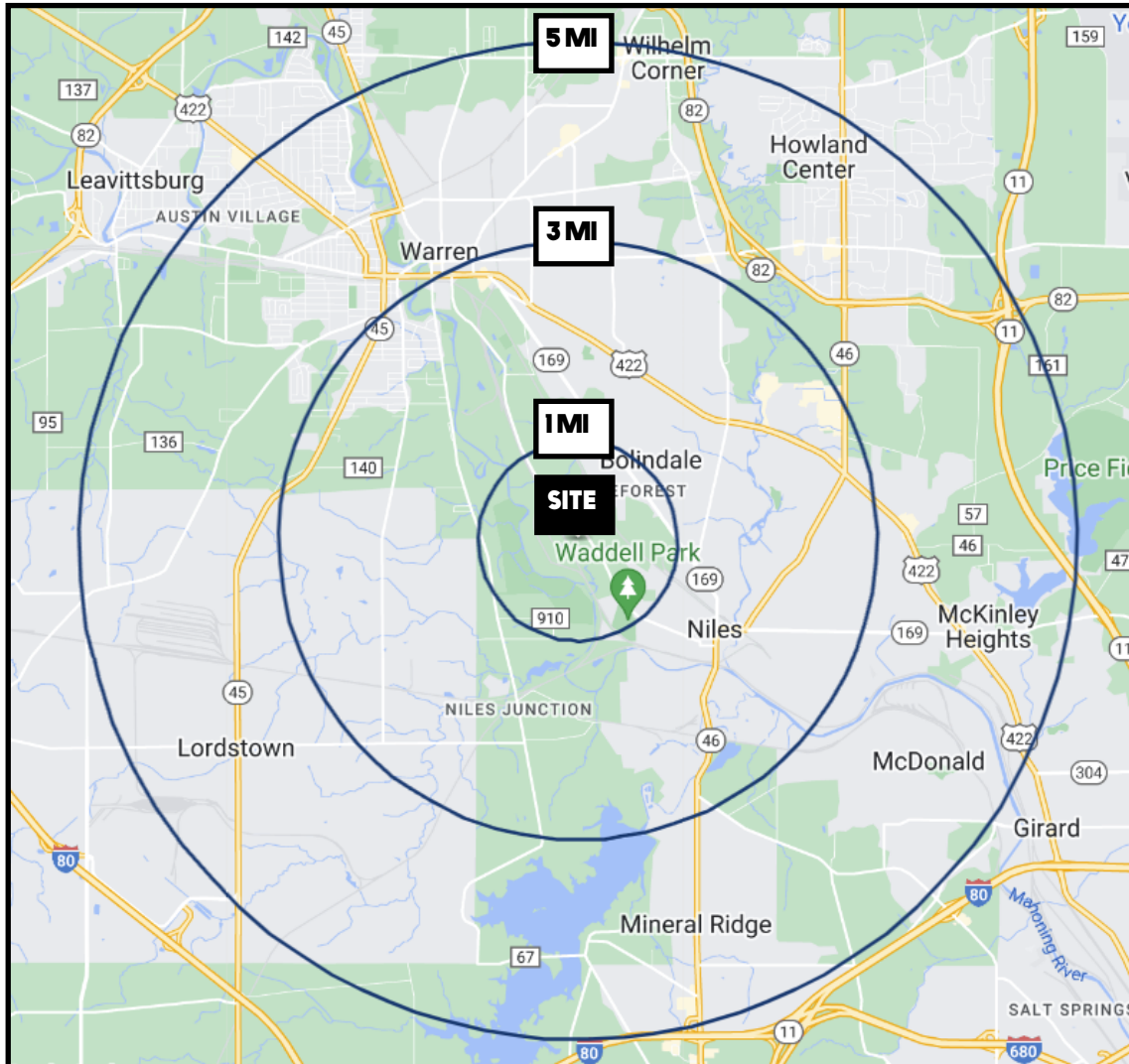
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,562	43,924	87,804
HOUSEHOLDS	3,602	18,839	36,815
MEDIAN AGE	40	42	43
AVERAGE HH INCOME	\$40,210	\$43,821	\$55,884

SITE INFORMATION

LOCATION	Weathersfield Township Trumbull County
PARCELS	21-076900 + 21-077000 + 21-094700
ZONING	Industrial B
SIZE	Showroom/Office: 1,792 SF Residential: 1,184 + 720 SF Garage/Storage: 1,600 + 1,200 SF with 3 drive-in doors
ACREAGE	2.39 acres
REAL ESTATE TAXES	\$3,981/year
PRICE	\$325,000 REDUCED! \$275,000

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