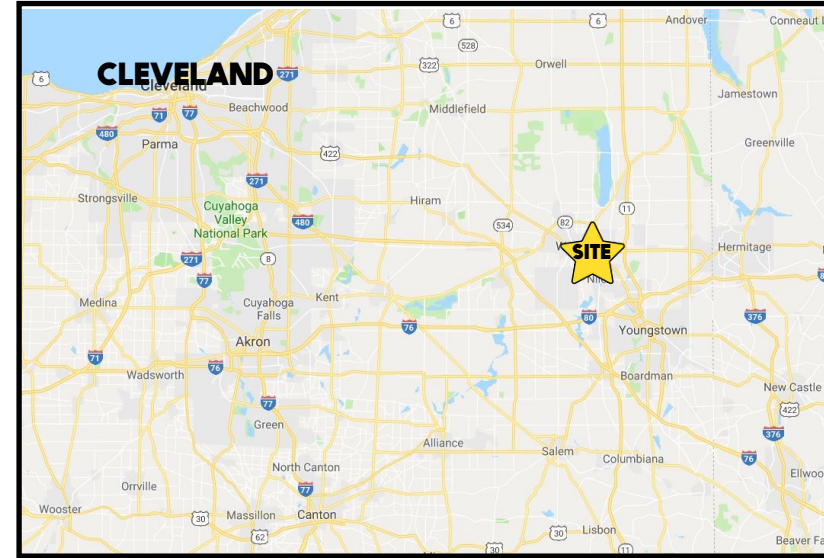


LOCATION

1427 Youngstown Rd SE, Warren, OH 44484



3D TOUR [Tour](#)

HIGHLIGHTS

- Highly Desirable Trumbull County Location
- Easy Access to Route 11, I-76, I-80
- Currently occupied. Tenant may be willing to extend or, ideally suited for Owner occupant
- Investors: Building could be split in to smaller spaces for easier rental

CONTACT

DON THOMAS

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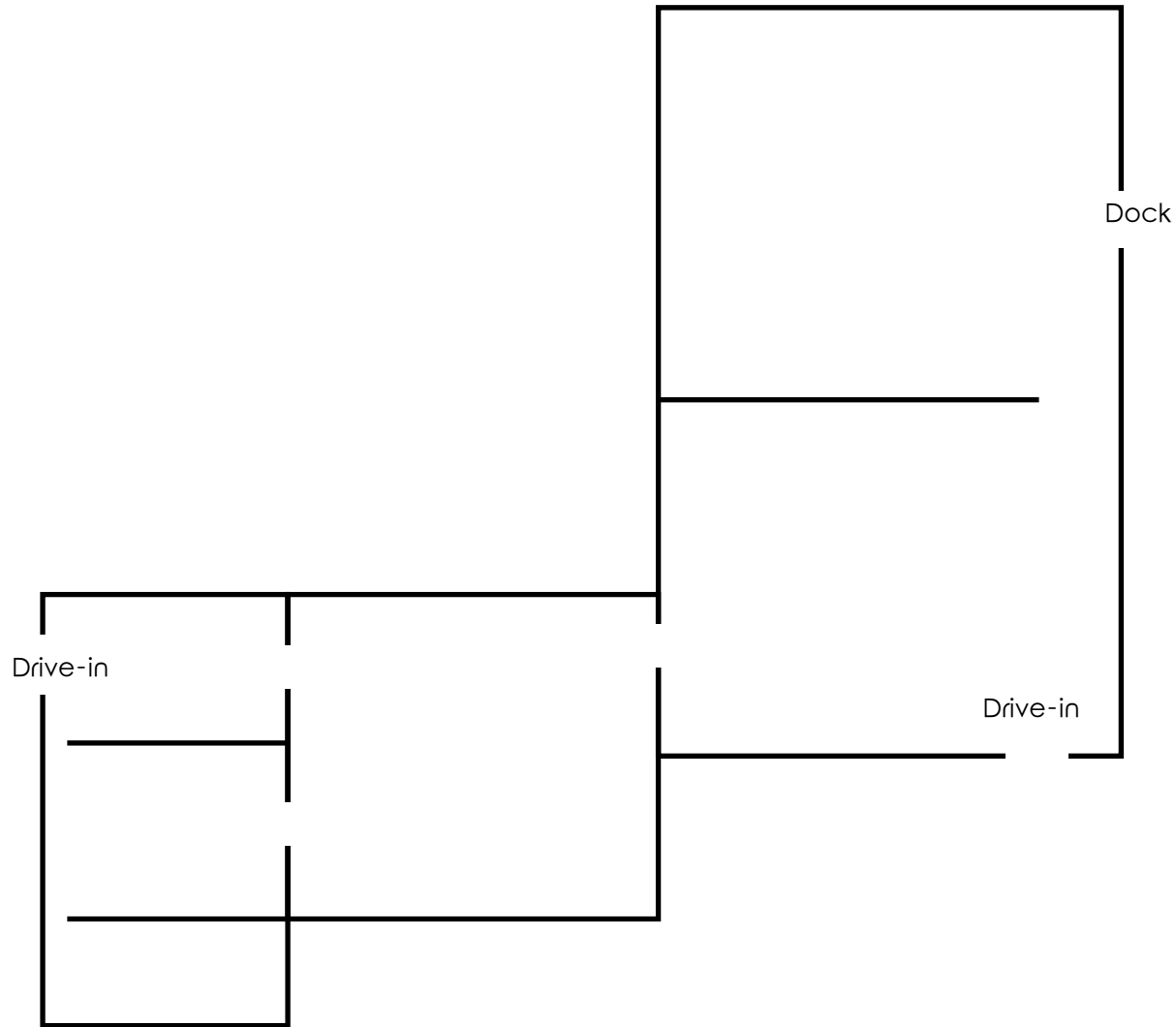
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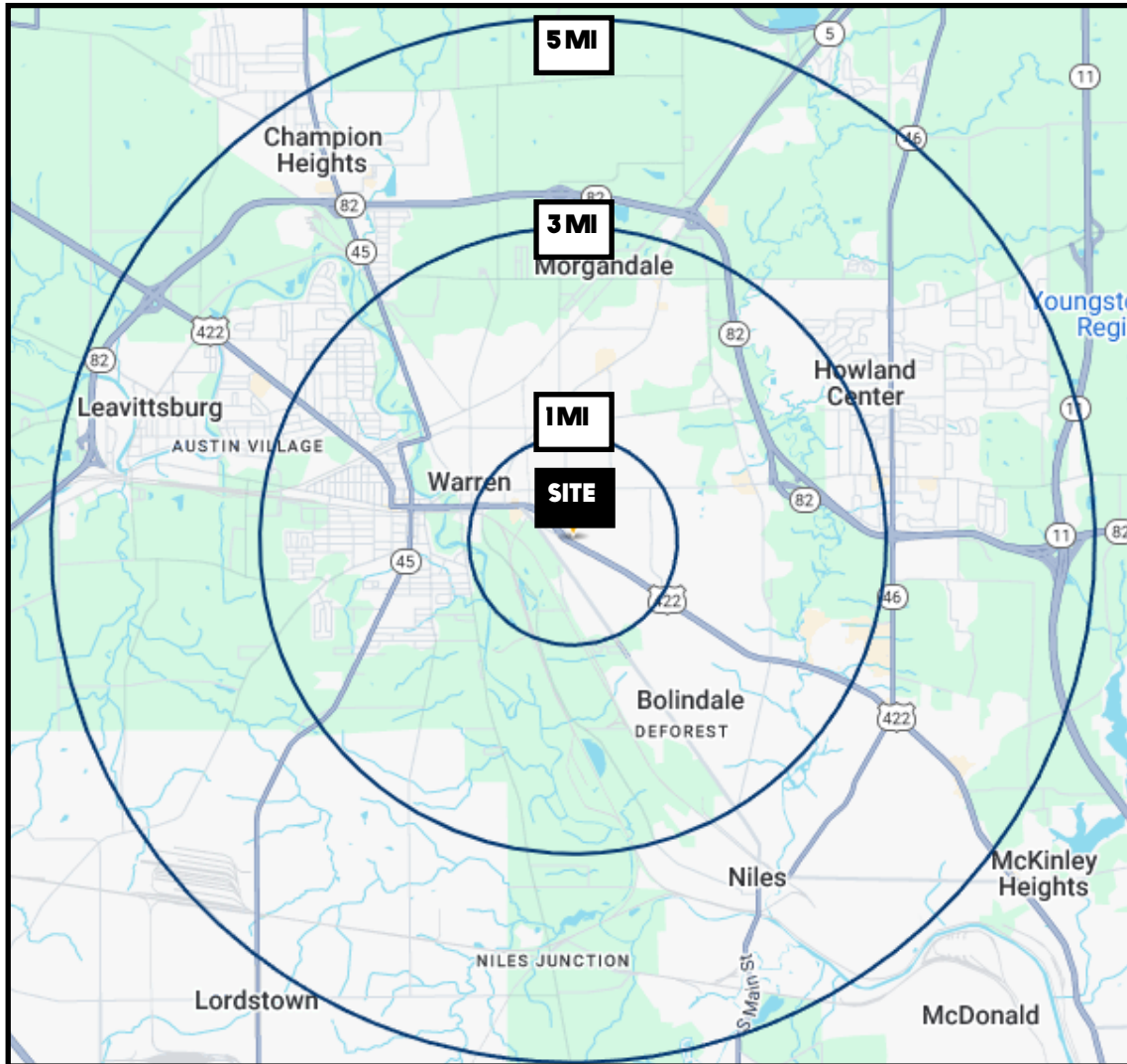
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,928	47,248	90,129
HOUSEHOLDS	3,788	20,316	38,982
MEDIAN AGE	38	41	42
AVERAGE HH INCOME	\$45,646	\$46,583	\$58,069

SITE INFORMATION	
LOCATION	Warren City Trumbull County
PARCELS	38-519250, 38-519370, 38-519300, 38-452525
SIZE	17,942 SF on .6 acres
CEILING HEIGHT	12' -14'
YEAR BUILT	1936, 1971, 1980
POWER	400 amp / 220 / Single
REAL ESTATE TAXES	\$7,522/year
PRICE	\$549,000 REDUCED \$499,500

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