



FOR SALE

8-Unit Multifamily Investment Property

1724 Youngstown Kingsville Road, Vienna Township, OH 44473



PROPERTY SUMMARY

1724 Youngstown Kingsville Road offers a compelling multifamily investment opportunity. The property provides a classic residential foundation with straightforward operations and strong repositioning potential.

Manageable building size supports efficient maintenance while allowing investors to focus on long-term income performance.

100% Occupancy

PROPERTY HIGHLIGHTS

- 8-unit multifamily investment property
- Mix consists of (5) one-bedroom units and (3) two-bedroom units
- Built in 1952
- Roof Age - Approx. 2022
- Manageable size supports efficient property operations
- Suitable for investors seeking stable income potential

Asking Price	\$575,000
Site Size	1 Acre
Building Size	4,400 SF
APN	16-083950



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Additional Photos

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Additional Photos

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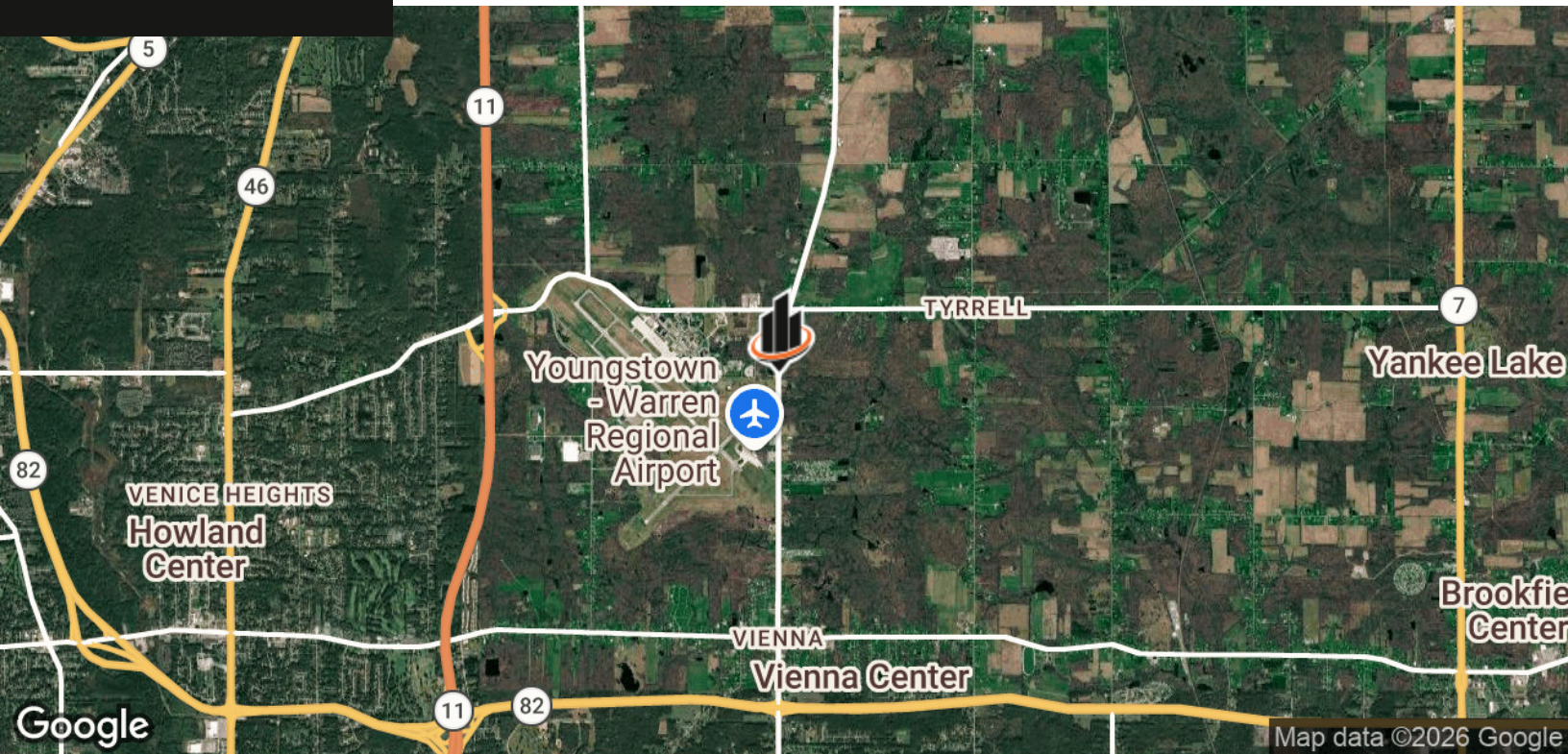


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Vienna Center at a Glance

Vienna Center is a small unincorporated community and census- designated place located in Trumbull County, in northeastern Ohio. The area is primarily residential and rural-suburban in character, featuring a mix of single-family homes, open land, and small residential developments. Vienna Center is part of the larger Youngstown-Warren metropolitan area and serves as a quiet residential community with access to nearby urban employment and services.

Recreational amenities include local parks, natural areas, and access to regional outdoor destinations throughout Trumbull County. Residents benefit from nearby facilities such as Mosquito Lake State Park, which offers boating, fishing, hiking, camping, and wildlife viewing opportunities. The surrounding region also provides additional cultural, recreational, and entertainment options in the Youngstown Warren metro area.

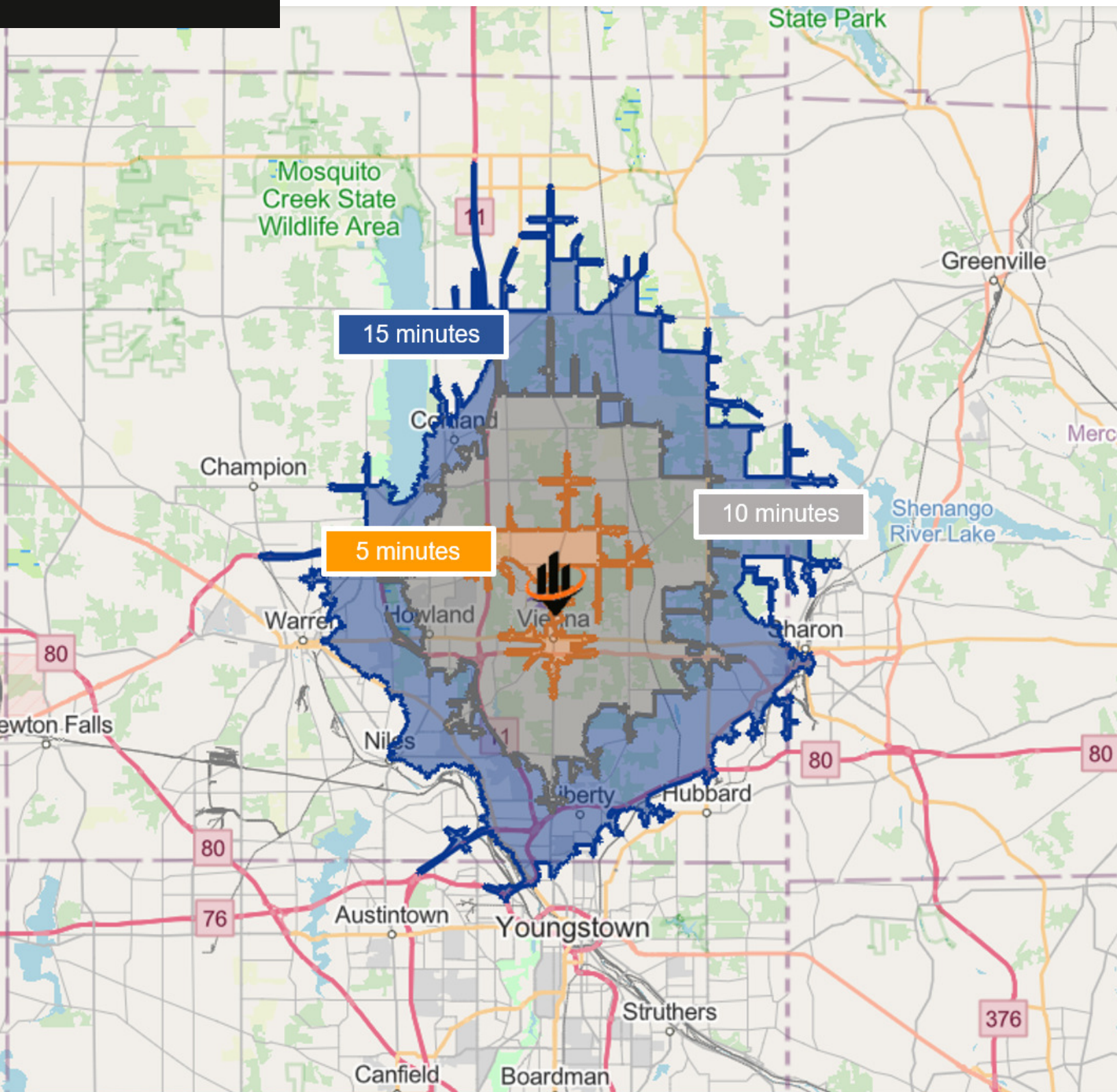
Vienna Center is served by major transportation corridors including U.S. Route 11, State Route 82, and nearby access to Interstate 80, providing regional connectivity across northeastern Ohio and beyond. Air travel is primarily served by Youngstown Warren Regional Airport, located approximately 5 miles north of Vienna Center, with additional commercial flight options available at Cleveland Hopkins International Airport approximately 65 miles northwest.



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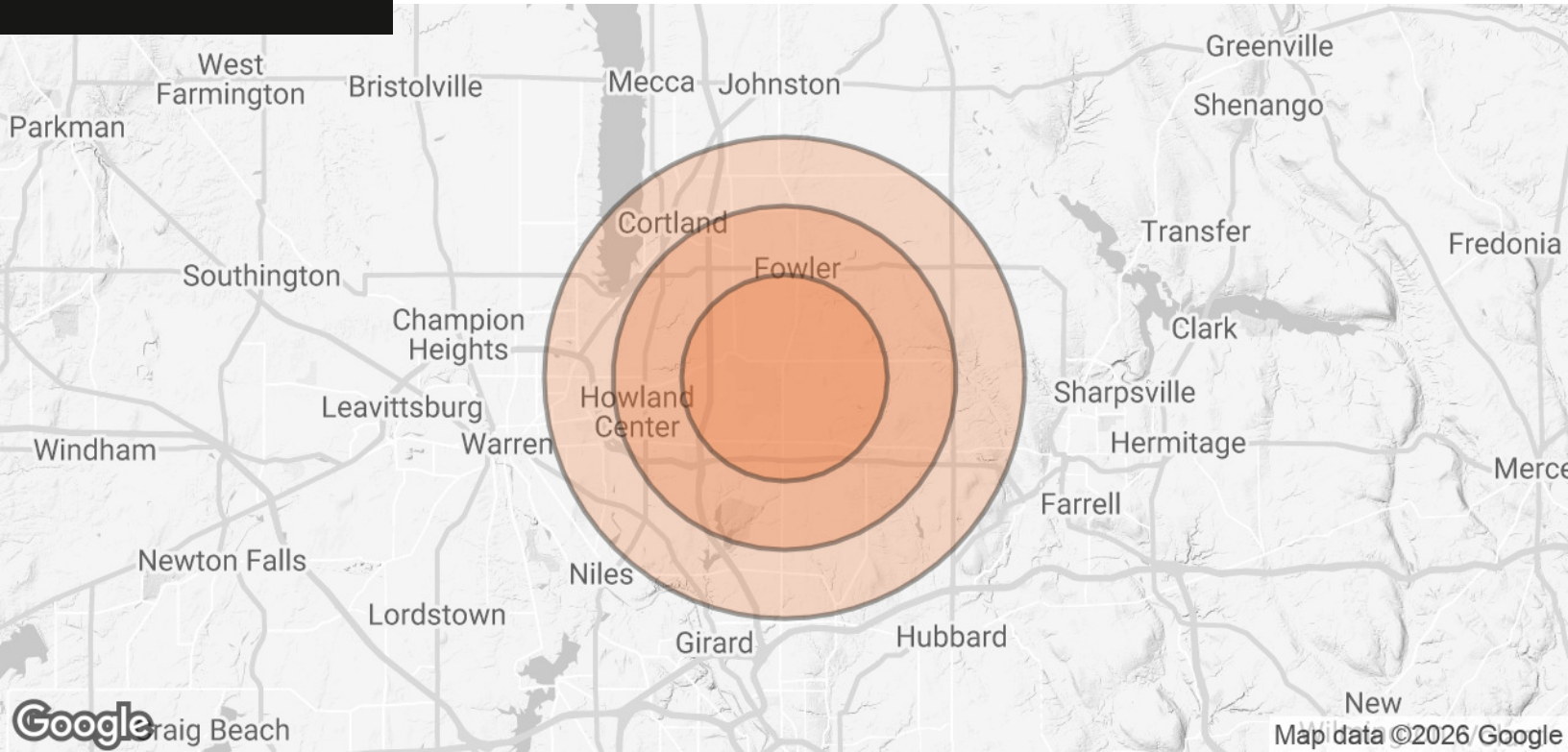
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Demographics Map

1724 Youngstown Kingsville Road

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POPULATION	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	4,529	23,959	69,171
AVERAGE AGE	50.2	46.8	46.8
AVERAGE AGE (MALE)	47.7	44.7	45
AVERAGE AGE (FEMALE)	51.4	48.2	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	1,937	9,910	30,791
# OF PERSONS PER HH	2.3	2.4	2.2
AVERAGE HH INCOME	\$105,269	\$105,508	\$84,248
AVERAGE HOUSE VALUE	\$185,945	\$197,980	\$166,320

2023 American Community Survey (ACS)

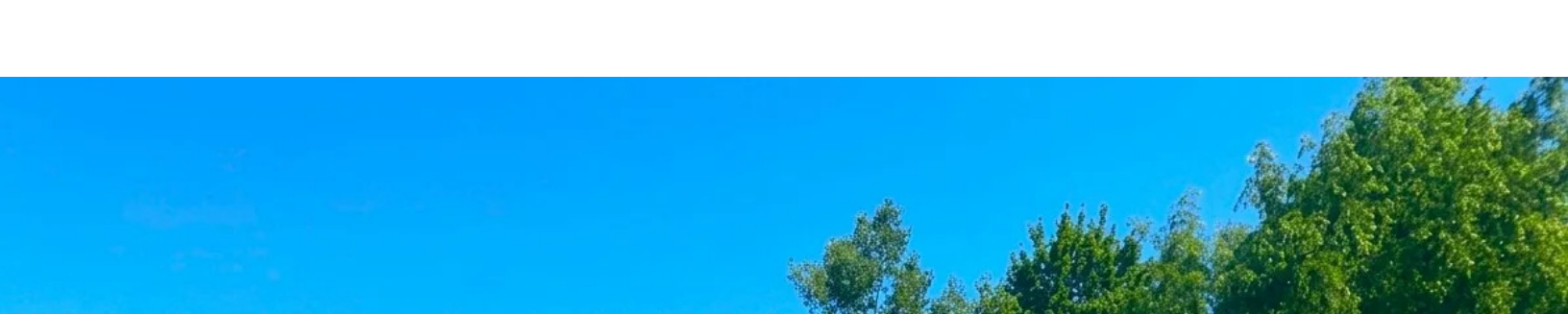


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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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