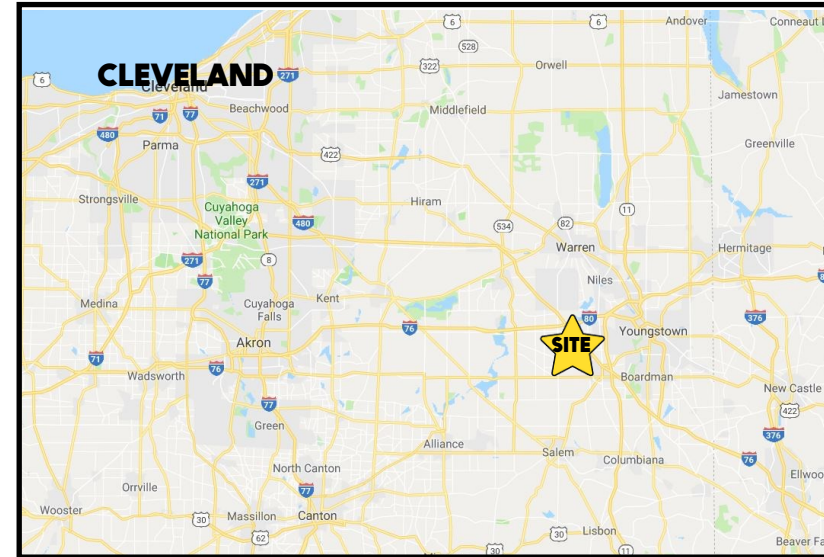


LOCATION

1168 N Meridian Rd, Youngstown, OH 44509



HIGHLIGHTS

- Investment property! Multi-tenant flex spaces
- 4 units with 5) 12' x 12' drive-in doors + an office/showroom
- Gas and electric are separately metered; 1 water meter
- Each unit has a private restroom
- Fenced parking lot; Large front yard with signage
- Lots of upside; ideal for owner/user to lease out adjacent units

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CONTACT

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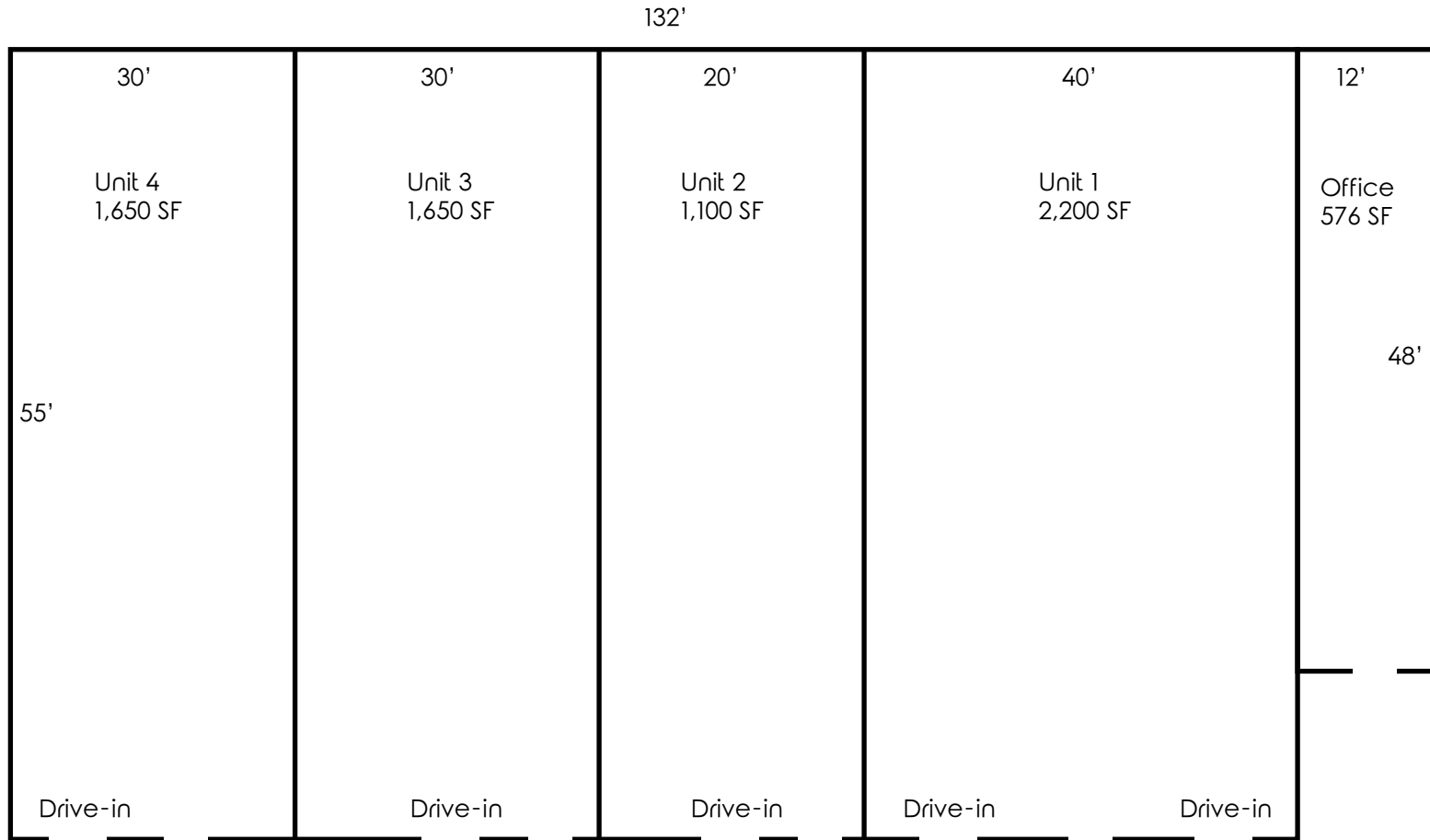
adivebiss@platzrealtygroup.com

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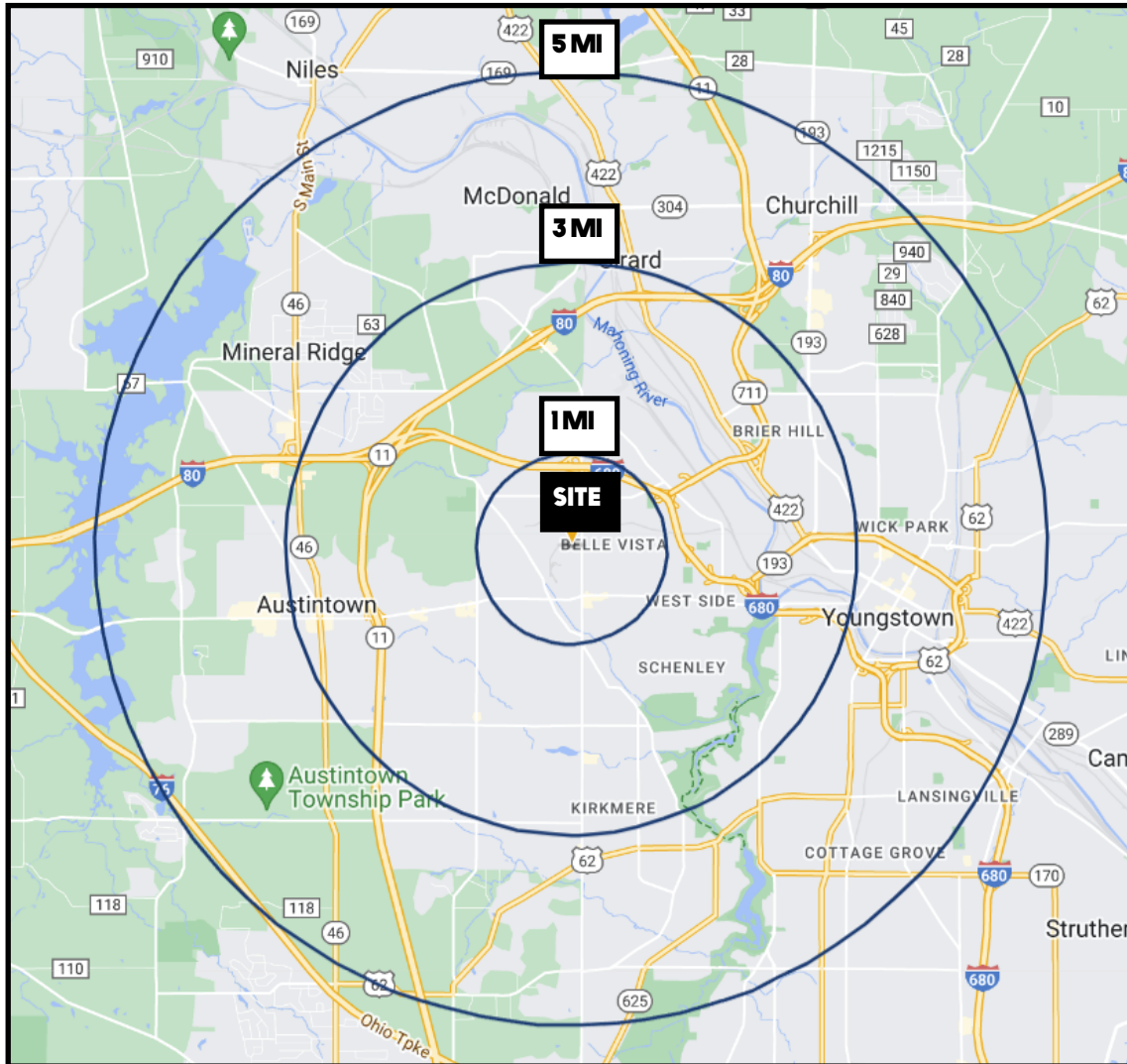
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	1,496	43,677	118,976
HOUSEHOLDS	647	18,402	49,156
MEDIAN AGE	36	41	42
AVERAGE HH INCOME	\$26,471	\$53,853	\$56,488

SITE INFORMATION	
LOCATION	Austintown Township Mahoning County
PARCEL	48-037-0-181
PROPERTY TYPE	Investment – multi-tenant flex
ZONING	B-2 and I-2
SIZE	7,176 SF with 14' ceiling .54 acres (120' x 195')
UTILITIES	Utilities are separately metered (Gas, electric, and water)
REAL ESTATE TAXES	\$6,339/year
PRICE	\$525,000

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