

# COMMERCIAL CORNERED LOT SITE FOR SALE

## CORNBURG

3698 S MERIDIAN RD, YOUNGSTOWN, OH 44511



**PRICE: \$ 690,000**

**LOT SIZE: Three lots combined totaling 0.66 acres with approx. 155 ft frontage on S Meridian and 230+ frontage on Lynhaven.**

**ZONING: Austintown Twp. – Commercial Use Code 400 and 455**

**OVERVIEW: Property is at red lights at five street intersection of four market demographics; Boardman, Canfield, Austintown and Youngstown. Currently, operating as used car lot. Intersection includes a Plaza with a Sparkle Market,**

**CONTACT: TOM KELLY - BEAU QUEST REALTY, LLC  
941 WESTPORT DR, YOUNGSTOWN, OH 44511  
TEL: 330-783-1869 FAX: 330-782-1295 EMAIL: KELLY@BEAUQUEST.COM**

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**Walgreens and soon to be built Scheetz Gas Station which is expected increase traffic flow considerably around property .**

**INGRESS and EGRESS: Meridian Rd and Lynhaven.**

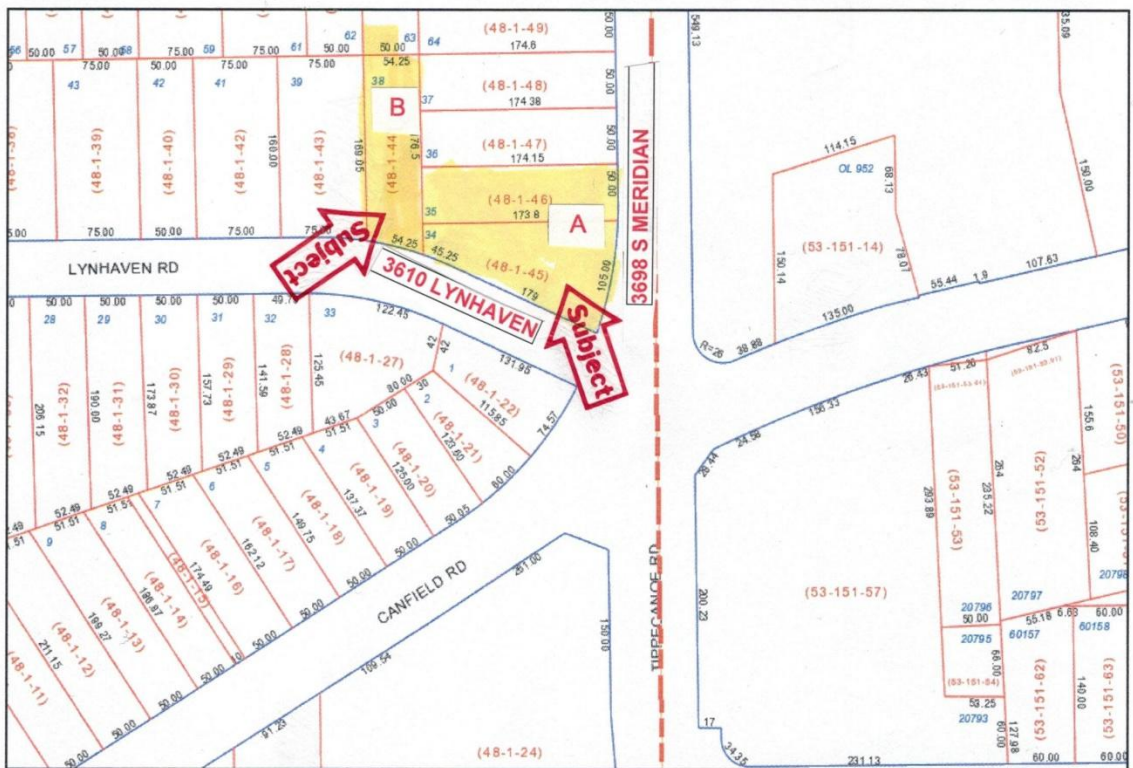
**USES: Multiple commercial uses including but not limited to fast food, urgent care and other freestanding retail.**

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**Map Legend**

DISTRICT LINES	TOWNSHIP-LINE	DISTRICT INDEX	PARCEL	ROAD-ROW	RR-ROW-H
CITY-LINE	VILLAGE-LINE	PROPERTY LINES	PARCEL-H	ROAD-ROW-H	SCHOOL-LINE
COUNTY-LINE	DISTRICT LABELS	BUILDING	PHASE	RR-ROW	PROPERTIES
SCHOOL-LINE		CONDO-UNIT			

Mahoning County GIS  
February 22, 2016  
1" = 100'