

# DEVELOPMENT SITES FOR SALE

445 GYPSY LANE YOUNGSTOWN, OH



This 5.0-acre property is located just ~2.3 miles north of downtown Youngstown, OH. Situated directly across Gypsy Lane from the Northside Hospital Medical Campus, this former hospital parking area features a level grade and the existing asphalt surfacing and lighting infrastructure. Given the property's excellent proximity to the hospital, the surrounding residential neighborhoods and retail centers, and downtown Youngstown, this site offers an array of potential redevelopment opportunities across a wide range of uses.

## PROPERTY DETAILS

<b>PROPERTY ACREAGE</b>	5.027
<b>ZONING</b>	MU-I INSTIUTIONAL
<b>NO. OF PARCELS</b>	2
<b>PARCEL ID</b>	53-082-0-001.00-0 53-082-0-041.00-0

## OFFER PROCESS & TIMELINE

B. Riley has been engaged by Steward Healthcare to market this property for sale with the cooperation of the property owners, affiliates of Medical Properties Trust. Ownership interest offered will be fee-simple interest. Potential purchasers are encouraged to make property visits, which may be scheduled through B. Riley Real Estate following offer submission.

Offers should be submitted in writing and must specifically address:

- Purchaser Entity
- Purchase Price & Escrow Deposit
- Due Diligence Period Timeline
- Closing Timeline
- Financing Considerations
- Any Other Offer Contingencies

## ACCEPTING OFFERS IMMEDIATELY

## ABOUT B. RILEY REAL ESTATE

B. Riley Real Estate, a wholly-owned subsidiary of B. Riley Financial, Inc., is uniquely positioned to serve public and private companies in times of growth, M&A, disruption or distress, no matter the objective. With a practice focused on maximizing real estate value through the acquisition, sale, financing, leasing, and development of commercial property, our team of seasoned experts helps clients create value and mitigate losses through the development and execution of effective real estate strategy. On a combined basis our principals have sold over \$6 billion in assets and more than 25 million square feet of real estate across retail, multifamily, office, industrial, distribution centers, and land. We have managed projects which have collectively achieved over \$1 billion in lease savings for our clients, both in and outside of bankruptcy.

## FOR MORE INFORMATION PLEASE CONTACT:

**Al Lieberman** | Principal | O: 312.894.7622 | M: 847.284.8256 | [alieberman@brileyfin.com](mailto:alieberman@brileyfin.com)  
**Chris Draper** | Vice President | O: 312.894.7625 | M: 708.752.2774 | [cdraper@brileyfin.com](mailto:cdraper@brileyfin.com)