



**HOWARD
HANNA**

REAL ESTATE SERVICES

3017 Belmont Avenue

Youngstown, Ohio 44505

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"Let me guide you home."



PROPERTY OVERVIEW

Located on the active Belmont Avenue corridor, this 0.35-acre commercial parcel features a fully updated 1965 structure suited for retail, office, or entertainment use. The property’s modernized interior, flexible floor plan, and on-site billboard income make it ideal for owner-users and investors alike.



INVESTMENT HIGHLIGHTS

List Price	\$380,000
Building Area	Approx. 2,000± SF
Lot Size	0.35 Acres
Zoning	Commercial
Year Built	1965 / Updated
Billboard Income	Recurring monthly income
Parking	Asphalt surface lot
Utilities	Public water, public sewer, forced-air gas heat



PROPERTY DESCRIPTION

Formerly home to a gaming and entertainment venue, this property features multiple flex rooms, an open layout, and a mix of private and public-use areas. Two restrooms, a prep space with stainless appliances, and high visibility from Belmont Avenue make this a turnkey commercial opportunity.







LOCATION & DEMOGRAPHICS OVERVIEW

Situated along Youngstown's thriving Belmont Avenue corridor, this location benefits from strong daily traffic, excellent accessibility, and close proximity to I-80, restaurants, and established retail anchors. It's positioned within Liberty Township, an area experiencing renewed investment in mixed-use and service-oriented developments.

Population & Economic Data (2023):

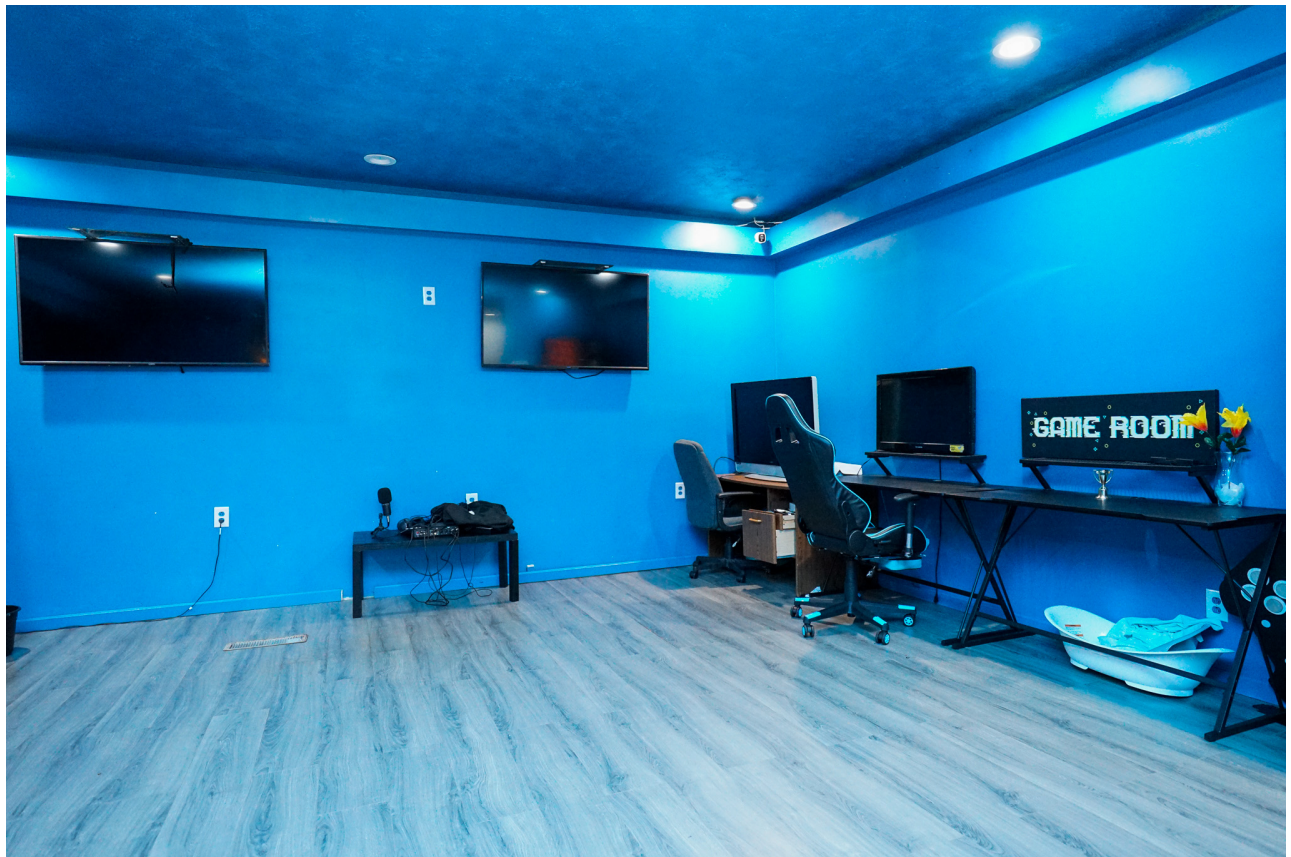
- City Population: ~59,100
- Median Household Income: \$34,746
- Median Age: 37.8
- Poverty Rate: 36.2%
- Educational Attainment: 84% High School Graduate or Higher
- Traffic Count (Belmont Ave @ Gypsy Ln): ~20,200 Vehicles/Day
- Excellent frontage and visibility for retail or entertainment users.





PROPERTY GALLERY















CONTACT INFORMATION

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All information is believed to be accurate but not guaranteed and is subject to change without notice. Prospective buyers should conduct independent verification of property details, measurements, and income statements.