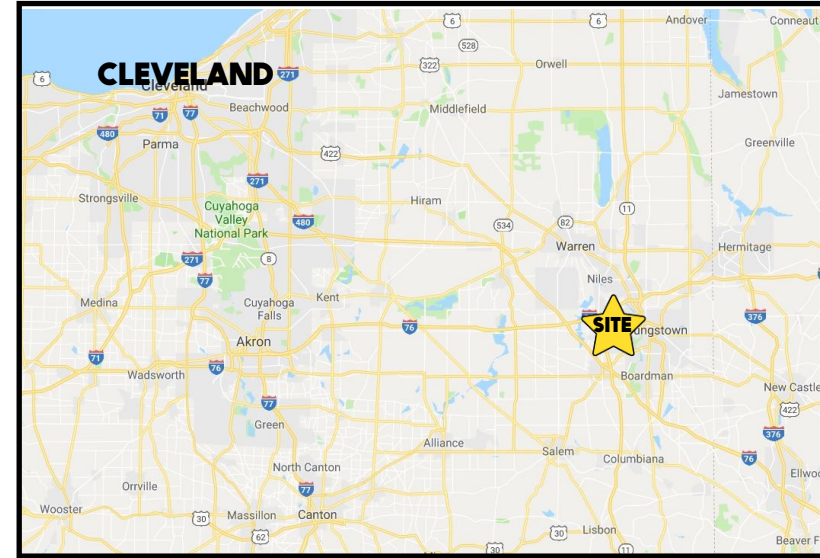


LOCATION

4343 Mahoning Ave, Austintown, OH 44515



HIGHLIGHTS

- Over 960 SF of nice offices and reception area plus a second floor warehouse area with overbuilt stairs and flooring, SPRINKLED!
- 2,440 SF shop with a 10' x 12' powered door, 2 automotive lifts plus compressor. Air lines and wash bay in place.
- Shop has Co-ray-vac heat, air filters, and overhead power and air in place under a 12' high ceiling.
- More than 16 parking spaces out front plus a fenced in yard in rear.

CONTACT

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DON THOMAS

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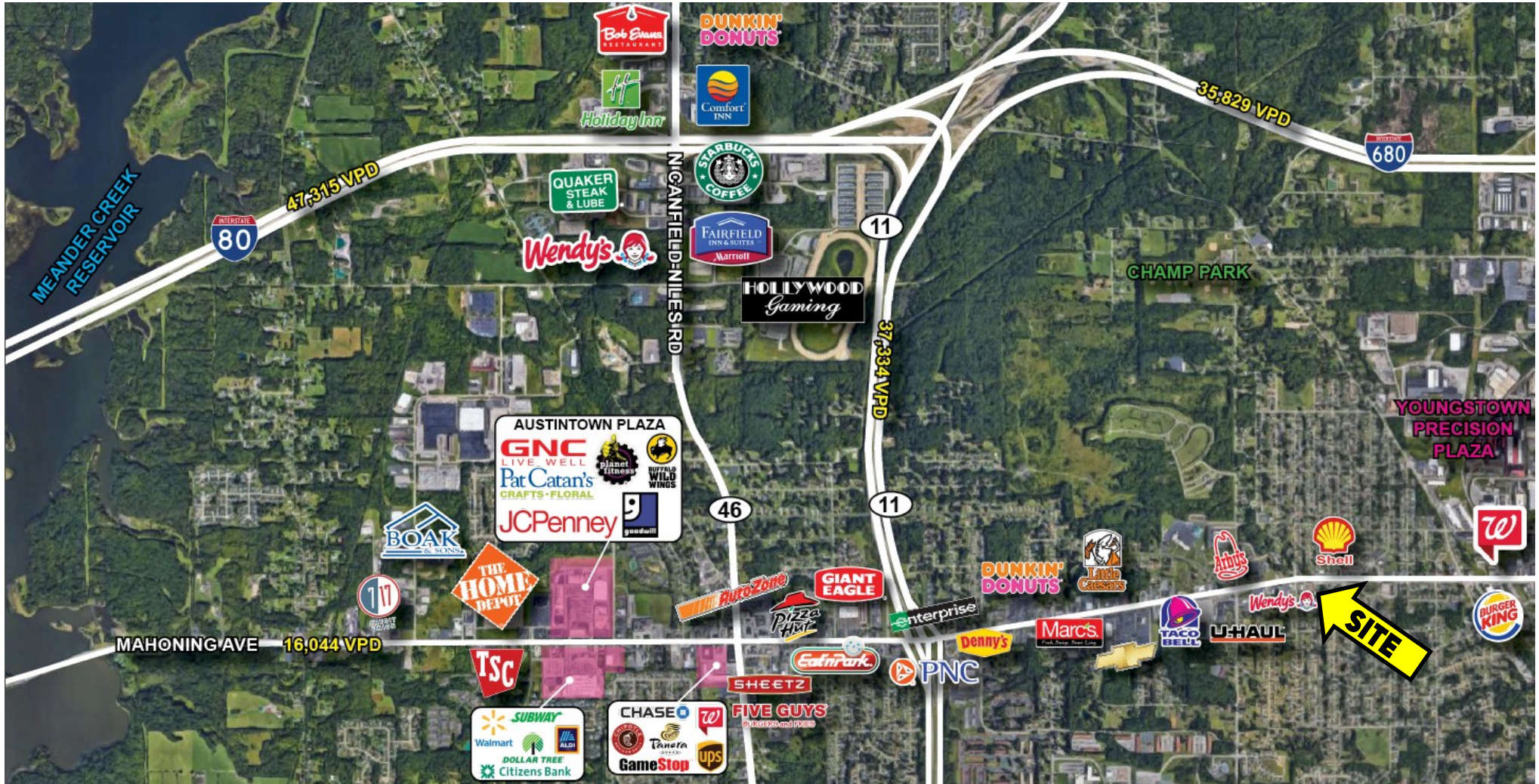
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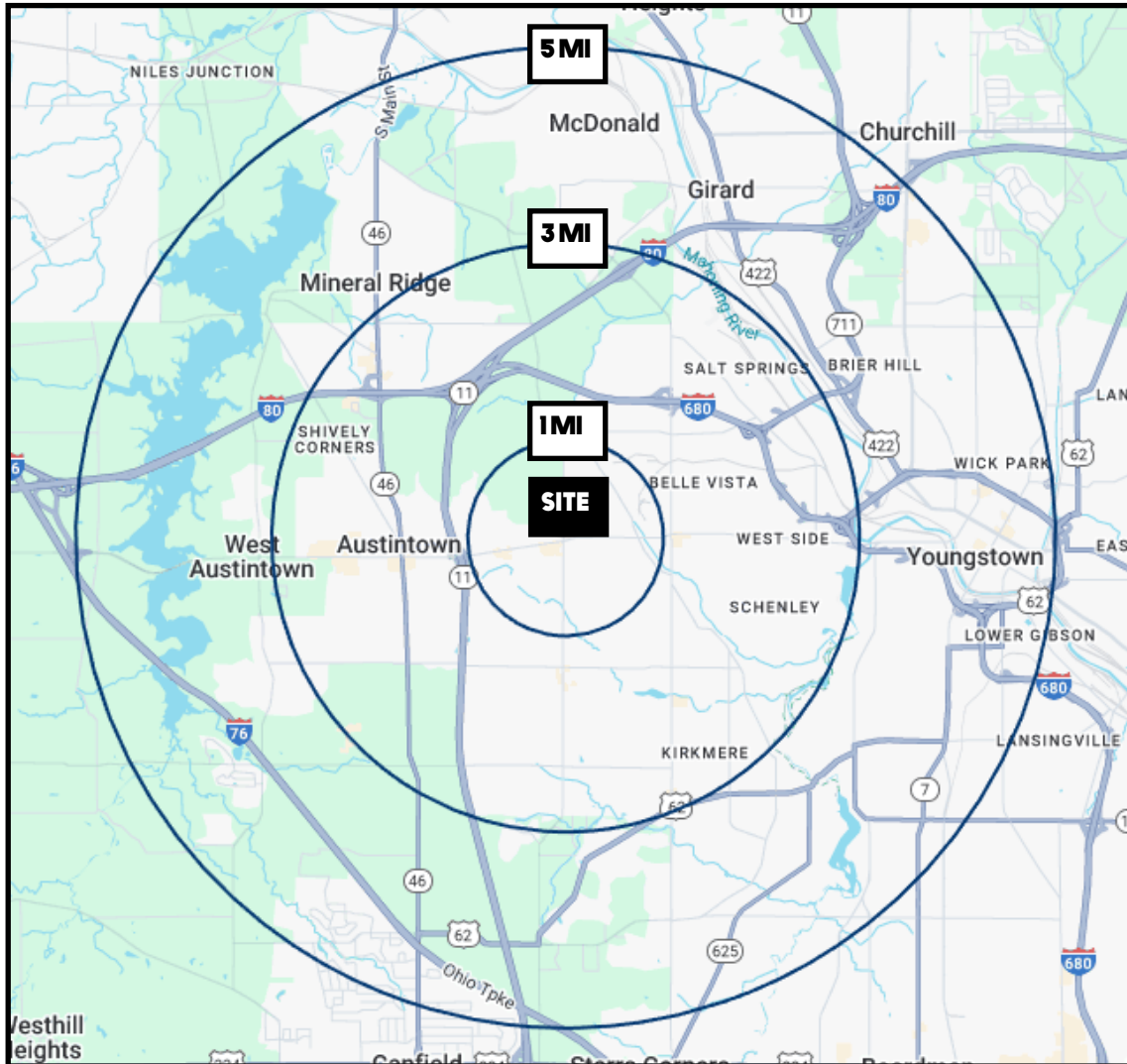
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	7,988	46,095	108,803
HOUSEHOLDS	3,823	20,969	46,788
MEDIAN AGE	38	42	41
AVERAGE HH INCOME	\$53,777	\$64,610	\$66,735

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
PARCEL	48-011-0-598.00-0
PROPERTY TYPE	Flex
YEAR BUILT	1986
SIZE	4,360 SF on .5 acres
REAL ESTATE TAXES	\$2,654/year
PRICE	\$399,000

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