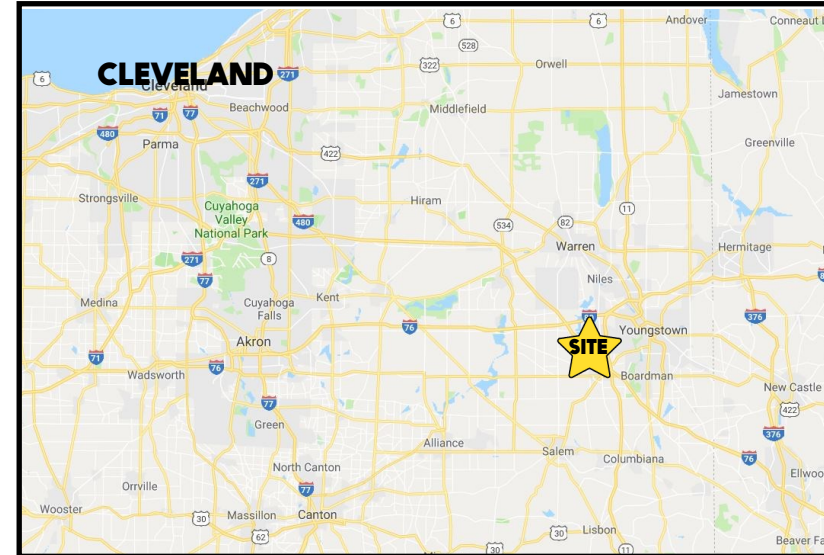


LOCATION

2975 S Canfield Niles Rd, Austintown, OH 44515



TRAFFIC

Canfield Niles Rd = 8,152 VPD

3D TOUR: [2975](#)

HIGHLIGHTS

- Lou's Beer and Wine Cellar - Mahoning County's premier beer and wine store
 - Owned and operated by the same family for 50+ years
 - Financial information available with signed NDA
 - Sale includes real estate, business assets, & liquor license
- *Inventory not included in sales price*

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CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

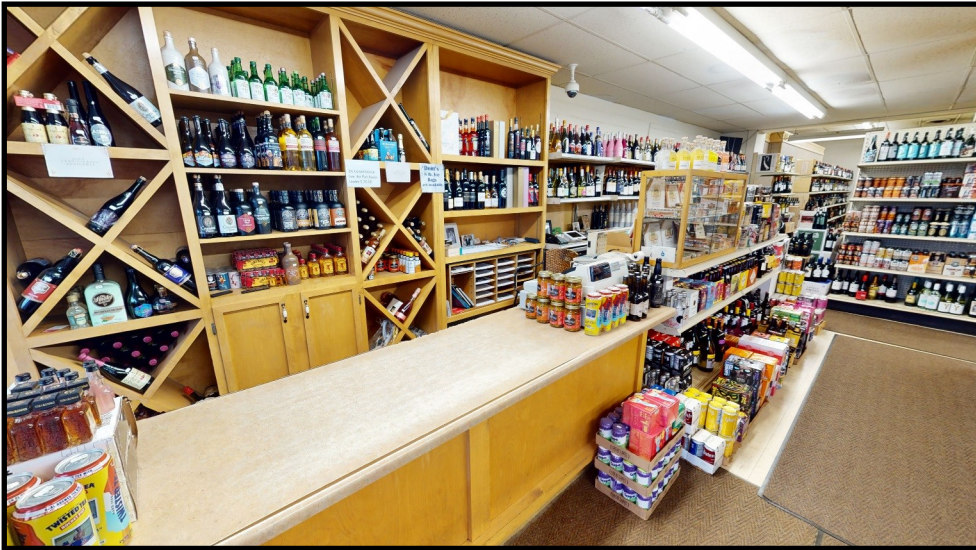
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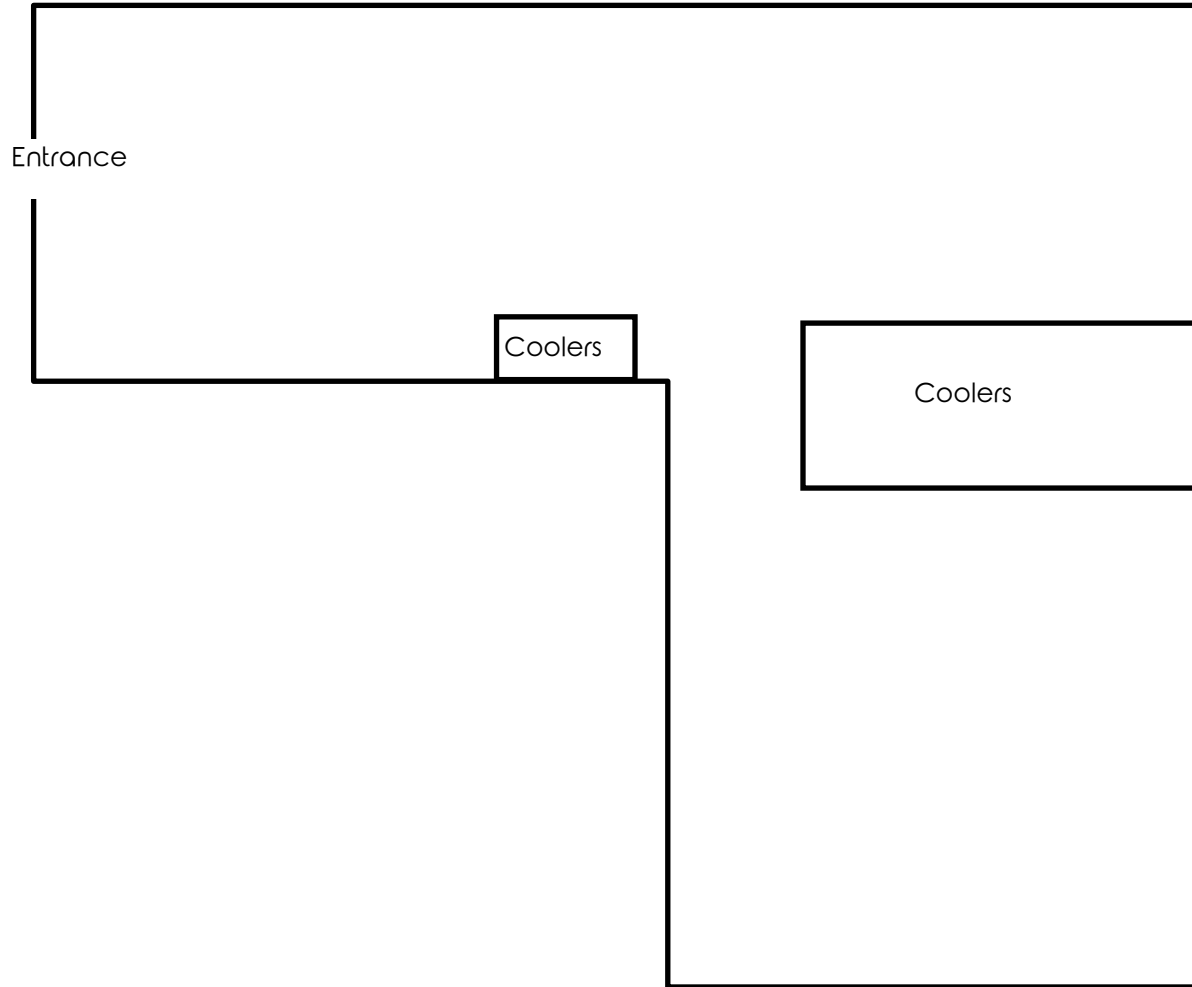
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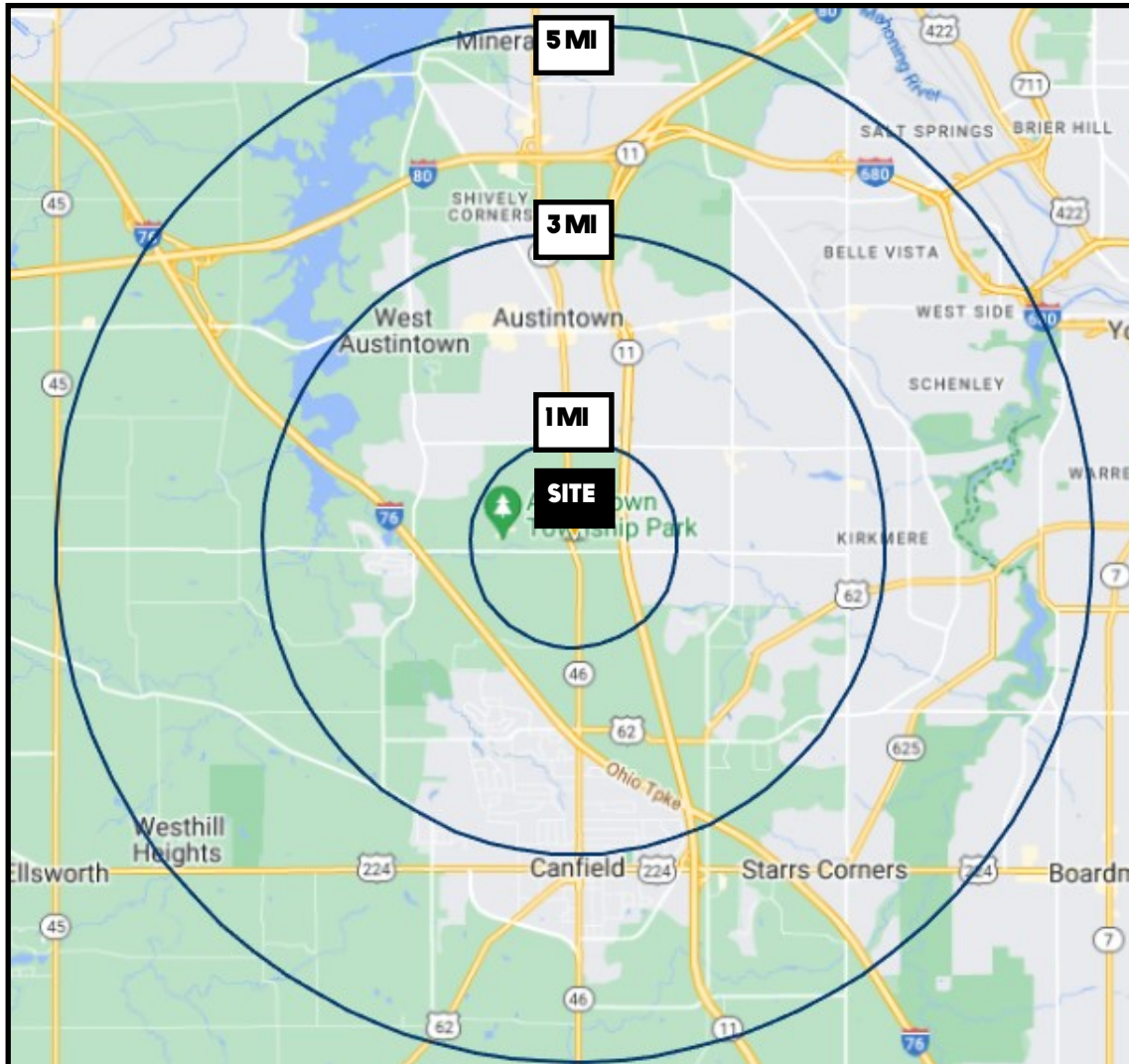
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,067	41,353	84,798
HOUSEHOLDS	793	17,613	36,035
MEDIAN AGE	46	45	44
AVERAGE HH INCOME	\$75,885	\$74,760	\$70,065

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
PARCEL	48-021-0-047
PROPERTY TYPE	Beer/wine store
YEAR BUILT	1940, remodeled 1978
SIZE	Retail w/ 2 apartments: 3,752 SF OB 1: 1,500 SF; OB 2: 600 SF 5,852 SF on .97 acres
REAL ESTATE TAXES	\$5,233/year
PRICE	\$4,250,000 REDUCED! \$3,250,000

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