



Mark A Renzenbrink
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4506 Belmont Avenue, Youngstown, Ohio 44505

Buyer Full

MLS#: **5065304** Prop Type: **Commercial Sale** List Price: **\$1,400,000**
 Status: **Active** Sub Type: **Other** DOM/CDOM: **16/16**



List Dt Rec: **08/26/2024** List Date: **08/26/2024**
 Lot #: Contg Dt:
 Unit: Pend Dt:
 County: **Trumbull** Off Mkt Dt:
 Close Dt:
 Parcel ID: **TX 12-702251 12-394370 12-394385 12-394426**
 Twp: **Liberty Twp**
 Subdiv: **Liberty Township**
 School Dist: **Liberty LSD - 7813**
 Yr Built: **1969/Public Records** \$/SqFt:
 SqFt Total: Map:

Directions: **I80 east or west exit at Belmont Ave. / State Route 193. Turn north on SR 193. Building and property located at the intersection of SR 193 and State Route 304.**

General Information

Office SqFt: Lot Size (acre): **0.95** DriveIn Door Max Hgt:
 Residential SqFt: Lot Size Source: **Auditors Website** Drive In Door Min Hgt:
 Warehouse SqFt: Lot Size Front: **150** # Dock Doors:
 Retail SqFt: Lot Size Depth: **354** Dock Door Max Hgt:
 Location: **Suburban**
 Business Type: **Commercial**

Features

Heating: **Forced Air, Gas** Cooling: **None**
 Water: **Public** Sewer: **Public**
 Parking: **Outside**
 Prop Cond: **Actual YBT**
 Addl SubType: **Vehicle Related**
 Natural Rsrc: **None**
 Location: **Suburban**
 Current Use: **Automotive**
 Remarks:

Opportunity is knocking. Freestanding building set up for auto repair and/or sales. Multiple lots to expand your business footprint. Fantastic exposure to the public situated at a major intersection in Trumbull county north of Youngstown. This is the perfect setting for any commercial business especially but not exclusively for a major gas station chain/convenience store. Already zoned for an auto repair and retail sales location. High traffic count and a traffic light to divert attention to the surrounding businesses. This property is commercially zoned.

Listing/Contract Info

Possession: **Negotiable (Possession)**
 List Terms: **Cash, Conventional**
 Concessions: **Negotiable**
 Special Listing Conditions: **Principal/NR**
 Close Date:
 Closed By: Seller Pd Closing Costs:

Presented By: **Mark A. Renzenbrink** **CENTURY 21 Lakeside Realty**
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