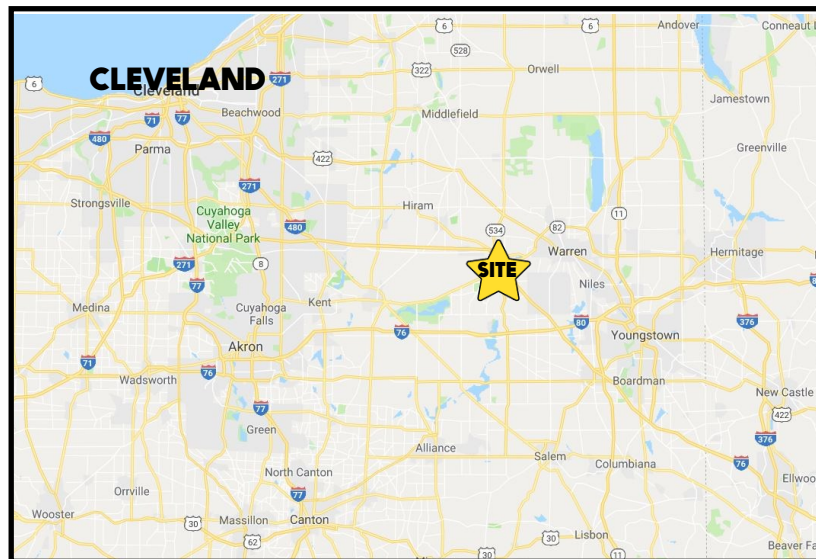


## LOCATION

8525 South Ave, Boardman, OH 44512



## TRAFFIC

South Ave = 12,476 VPD  
Western Reserve Rd = 17,739 VPD

## HIGHLIGHTS

- 15,000 SF warehouse on South Avenue
- Right side is leased to Valvoline
- Left side is currently a car wash
- Zoned Industrial
- Located just north of Western Reserve Rd / I-680

## CONTACT

**BILL KUTLICK**

330.565.5701

[bkutlick@platzrealtygroup.com](mailto:bkutlick@platzrealtygroup.com)

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)



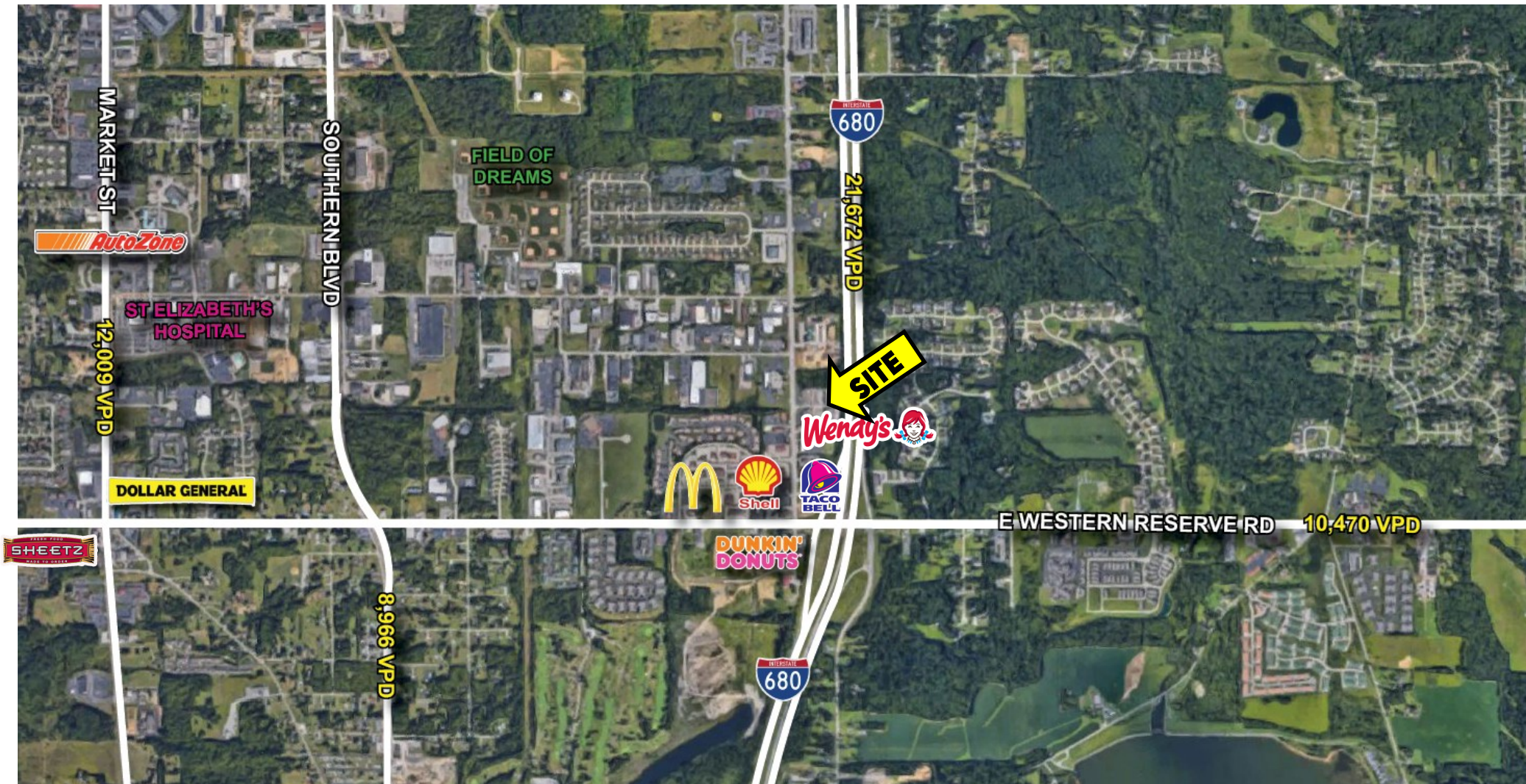


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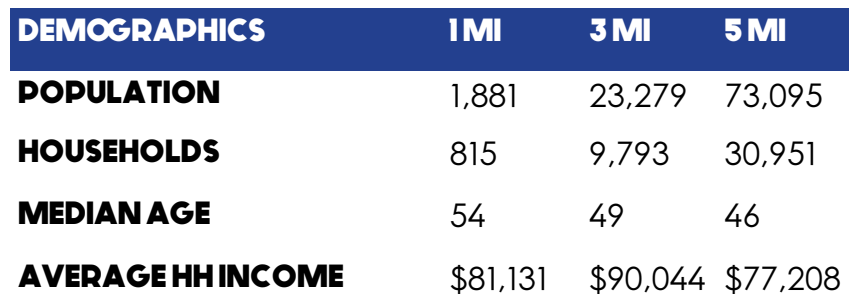


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<b>LOCATION</b>	Boardman Township Mahoning County
<b>PARCEL NUMBER</b>	29-049-0-002.02
<b>YEAR BUILT</b>	1987
<b>SIZE</b>	15,000 SF total 2,400 SF: Valvoline 2,400 SF: Valvoline 8,200 SF car wash
<b>ZONING</b>	Industrial
<b>ACREAGE</b>	1.6 acres
<b>REAL ESTATE TAXES</b>	\$14,905/year
<b>PRICE</b>	\$1,200,000

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