

# FOR SALE

### **LOCATION**

4040 McCartney Rd, Lowellville, OH 44436



# CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Hermitage North Canton Orrville Wooster Wooster Wooster Wassillon Canton Signature Alliance Salem Columbiana Columbiana Eliwooc Salem Columbiana Eliwooc Columbiana Columbiana Eliwooc Columbiana Columbiana Columbiana Eliwooc Columbiana Columbiana

**3D TOUR:** 

Main Private

### **HIGHLIGHTS**

- The Palace In The Pines Profitable bar/nightclub with adult entertainment
- Sale includes real estate, business assets, & liquor license
- Lots of parking on 3 acre site, close to OH/PA border
- Owner is retiring

### CONTACT

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# **EXTERIOR**









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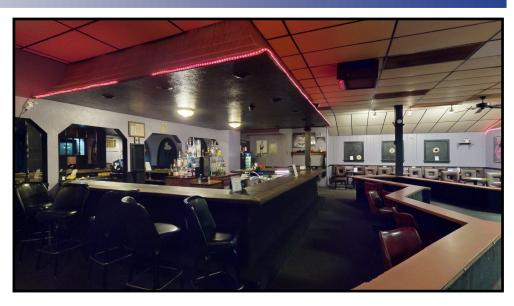
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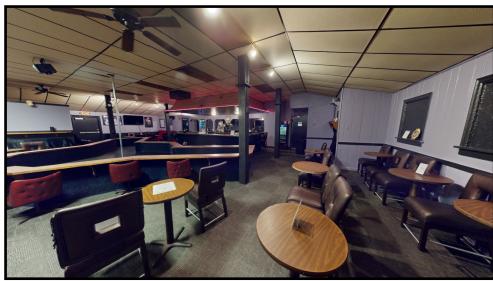


# **INTERIOR**









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# **AERIAL MAP**



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# **SITE INFORMATION**



DEMOGRAPHICS	1MI	3 MI	5MI
POPULATION	381	15,102	65,140
HOUSEHOLDS	160	6,037	25,676
MEDIAN AGE	50	42	42
<b>AVERAGE HH INCOME</b>	\$56,168	\$46,259	\$50,944

SITE INFORMATION		
LOCATION	Coitsville Township Mahoning County	
PARCEL	42-045-0-026	
PROPERTY TYPE	Bar/nightclub	
LIQUOR LICENSE	Included	
YEAR BUILT	1930	
SIZE	3,882 SF on 3 acres	
REALESTATETAXES	\$3,742.98/year	
PRICE	\$470,900 REDUCED! \$424,500 MOTIVATED SELLER!	

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