

Rare Investment Opportunity

Presented by
Vivo Brothers, LLC

8420 South Ave, Youngstown, OH 44514



Price: \$2,400,000

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Rare Opportunity!

This property checks all the boxes:

Offering nearly 18,000 sq. ft. of Industrial / Office / Warehouse / Showroom space on the corner of South Ave. and Bev Rd. in Boardman / Poland area. Ideal location, next to I-680, a few miles from Rt. 11, and right between Cleveland and Pittsburgh.

Perfect investment property for your business with a location that insures growth and a solid resale value. Building is suited for multiple uses, great visibility and car count for advertising. Space is also flexible for more than one tenant. No need to build in a less desirable area and wait for one or two years to move in when you can be operating in one or two months at half the price of new construction!

Key Features:

- LOCATION



Vince Vivo

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(330) 207-4809

Vivo Brothers, LLC

1387 Columbiana Lisbon Rd

Columbiana, OH 44408

- 1,200 amps / 3PH electric
- (2) overhead doors at dock / (1) at ground level
- New roof in 2024 with transferable warranty
- Crane runs length of building (200')
- Well insulated ceiling
- Approx. 1,700 sq. Ft. Office / 16,000 sq.ft. shop
- 16' high ceilings in shop
- Air lines throughout shop

Plenty of power with flexibility for manufacturing, distributing, warehousing, and showroom.

Close to major highways, 80 miles to Cleveland / 58 miles to Pittsburgh

South avenue frontage for Advertising

New Roof 2024 w/ Transferable warranty

Crane runs entire length of building

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Property Photos



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IMG_4574

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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Property Photos



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Building Photo

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Property Photos



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Building Photo



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Building Photo



Building Photo

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Property Photos



Building Photo



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Property Photos



Other



Interior Photo

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Property Photos



Interior Photo



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Location

