



Al E Cerritelli
 Ph: 330-718-5113
 alcerritelli@howardhanna.com
 AgentWebsite

6209 Market St, Boardman, OH 44512

MLS#: **5068490**
 Status: **Active**

Prop Type: **Commercial Sale**
 Sub Type: **Office**

List Price: **\$220,000**
 DOM/CDOM: **20/20**



List Dt Rec: **09/08/2024**
 Lot #:
 Unit:
 County: **Mahoning**

List Date: **09/06/2024**
 Contg Dt:
 Pend Dt:
 Off Mkt Dt:
 Close Dt:
 Exp Dt: **09/05/2025**

Parcel ID: **TX 29-004-0-046.00-0 29-004-0-044.00-0**
 Twp: **Boardman Twp**
 Subdiv: **Beil & Vogelberger 01**
 School Dist: **Boardman LSD - 5002**
 Yr Built: **1947/Public Records**
 SqFt Total: **2,134** \$/SqFt: **\$103.09**
 Map:

Directions: **Market St in Boardman, north of 224, south of Shields/Indianola, corner of Sciota.**

Legal/Taxes

Taxes: **\$3,239** Tax Year: **2023** Assessment: **Yes** Homestead:
 Legal: **LOT 51 50 X 150 JOHN BEIL ET AL PLAT**
 Annual RE Tax: Zoning: **Business**

General Information

Approx Fin SqFt: **2,134/Public Records**
 Office SqFt: **2,134** Lot Size (acre): **0.17** DriveIn Door Max Hgt:
 Residential SqFt: Lot Size Source: **Auditors Website** Drive In Door Min Hgt:
 Warehouse SqFt: Lot Size Front: **50** # Dock Doors:
 Retail SqFt: Lot Size Depth: **128** Dock Door Max Hgt:
 Location: **Public Transport, Suburban, Urban**
 # Parking: **18** Cost: Ceiling Height:
 Business Type: **Accounting, Administrative and Support, Advertising, Carpet/Tile, Child Care, Clothing, Commercial, Computer, Dance Studio, Decorator, Dental, Education/School, Electronics, Employment, Laundromat, Locksmith, Medical, Mixed, Music, Office Supply, Other, Paints, Parking, Photographer, Printing, Professional Service, Professional/Office, Real Estate, Retail, Sporting Goods, Toys, Travel, Upholstery, Variety, Video, Wallpaper**

Features

Basement: **Yes, Block, Full, Interior Entry, Storage Space, Sump Pump, Unfinished**
 Bldg Feat: **Basement, Bathrooms, Private Restroom, Signage**
 Fence: **None** Roof: **Asphalt/Fiberglass**
 Heating: **Forced Air, Gas** Cooling: **Central Air**
 Water: **Public** Sewer: **Public**
 Parking: **Asphalt, Driveway, No Garage, Parking Lot**
 Prop Cond: **Actual YBT**
 Addl SubType: **Office, Professional**
 Natural Rsrc: **None**
 Location: **Public Transport, Suburban, Urban**
 Current Use: **Commercial, Office**
 Remarks:

Hi traffic / hi visibility suburban location w/parking. Main north-south State Route 7 in Boardman, just north of Route 224 commercial district. 2 separate units with basements, separate utilities. Units could be combined. Storefront "picture window" design. Open floor plan.

Agent/Broker Info

List Agent: **Al Cerritelli (C402059)** List Office: **Howard Hanna (C8648)**
 Contact #: **330-718-5113** Office Phone: **330-707-1000**
 LA Email: **alcerritelli@howardhanna.com** Office Fax: **330-757-3428**
 LA License #: **OH SAL.402059** Brokerage Lic:
 Attrib Cnt: **alcerritelli@howardhanna.com 330-718-5113**
 Waived Agt: **No**

Showing

Electronic Lock Box: **No** Serial #:
 Showing Contact: **330-718-5113** Type: **Listing Agent**
 Showing Rqmts: **Appointment Only, Call Listing Agent, Email Listing Agent, No Lockbox, Showing Service, Text Listing Agent, Use Showing Time Link**
 Show Address to Client: **Yes**

Distribution

Internet Listing Y/N: **Yes - No AVM** Internet Address Y/N: **Yes** Internet Consumer Comm Y/N: **No**

Listing/Contract Info

Owner Name:
Listing Agreement: **Exclusive Right To Sell**
Listing Contract Date: **09/06/2024**
Possession: **Time of Transfer**
Occupant: **Vacant**
Special Listing Conditions: **Standard**
Online Bidding: **No**
List Terms: **Building+ Land, Cash, Conventional**

Owner Phone:
Expiration Date: **09/05/2025**

Owner Agent: **No** Warranty:
Listing Service: **Full Service**
Purchase Contract Date:
Orig List Price: **\$220,000**

Prepared By: Al E. Cerritelli Information is Believed To Be Accurate But Not Guaranteed Date Printed: 09/26/2024 02:18 PM
Listing information is derived from various sources, including public records, which may not be accurate. Consumers should rely upon their own investigation and inspections.

MLS: 5068490

[6209 Market St., Boardman, OH 44512](#)

Office SqFt: **0** Bsmt: **Yes** Yr: **1947** Acres: **0.17** **\$220,000**



Front of Structure



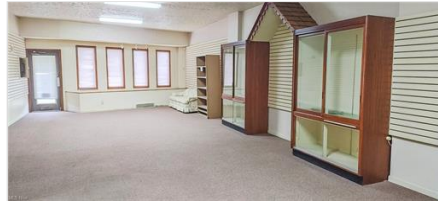
Back of Structure



Parking



Office



Showroom



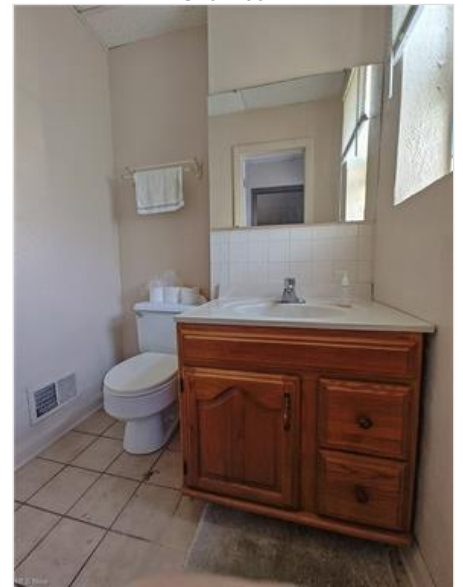
Showroom



Kitchen



Storage



Bathroom



Bathroom



Basement



Other



Other

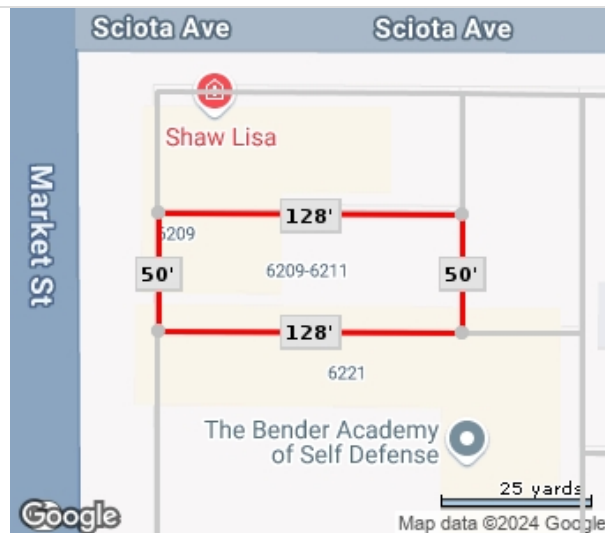


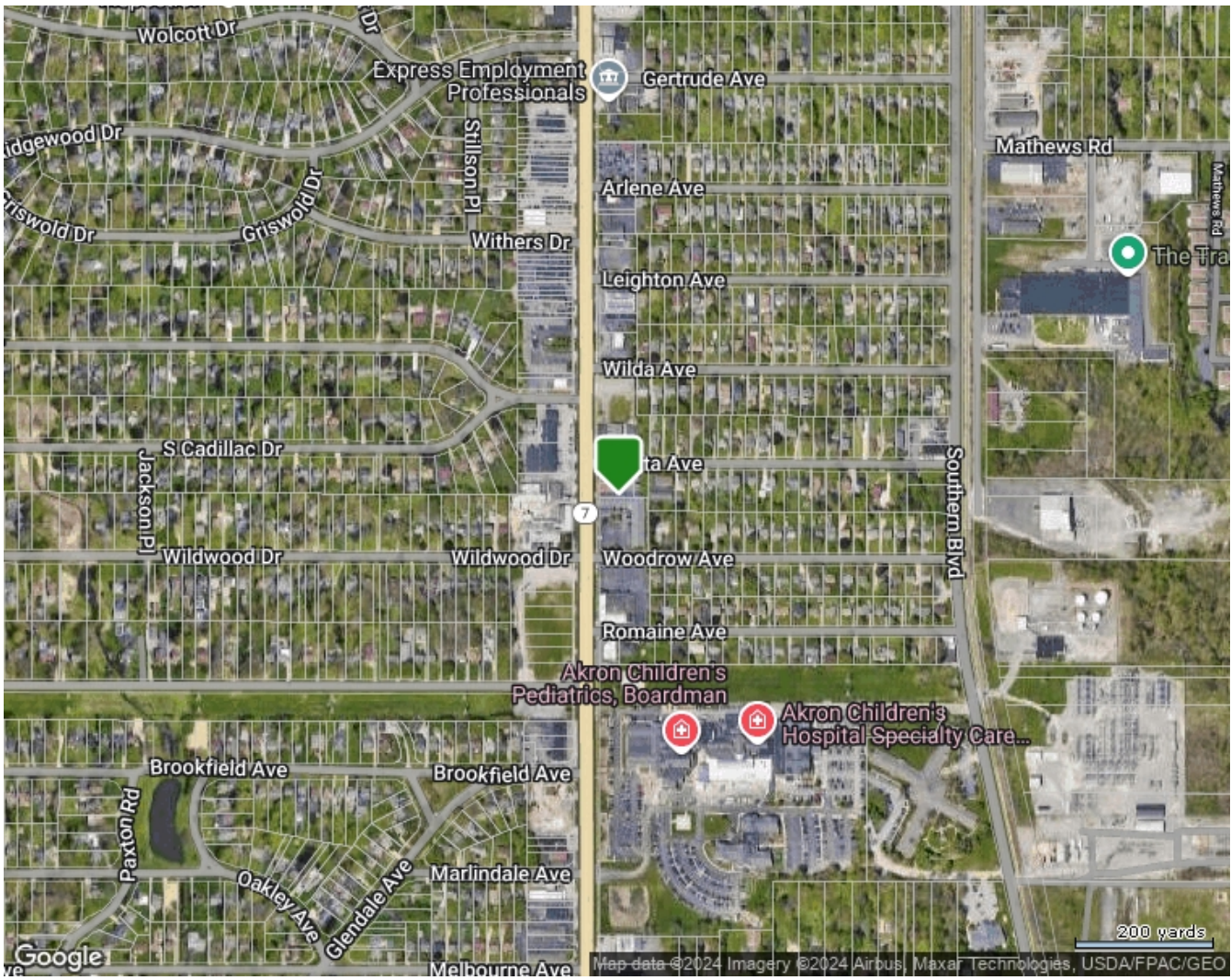
Other



Front of Structure

Information is Believed To Be Accurate But Not Guaranteed





Al E Cerritelli | Ph: 330-718-5113