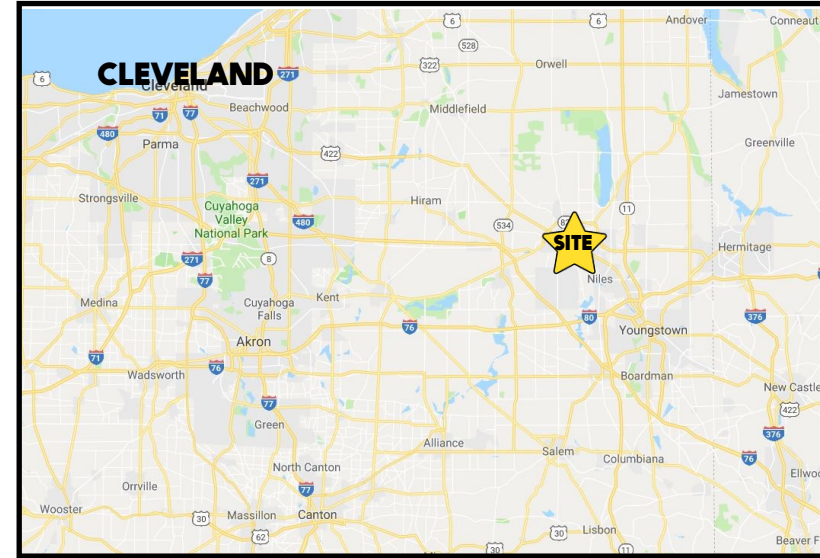


LOCATION

100-106 N Park Ave, Warren, OH 44481



HIGHLIGHTS

- Iconic building on SE Corner of Warren Courthouse Square
- 5,500 SF of retail on first floor with large windows
- 5,500 SF dry basement, a newer boiler for building, and a 12 year old roof.
- Second floor has office spaces: 2 available or could be converted to residential
- Third floor apartments, always occupied, Landlord pays heat and water.
- Just a block from Robins Theater and Warren Amphitheater, surrounded by restaurants, vibrant festivals, and events in Courthouse Park.

CONTACT

DAN CROUSE

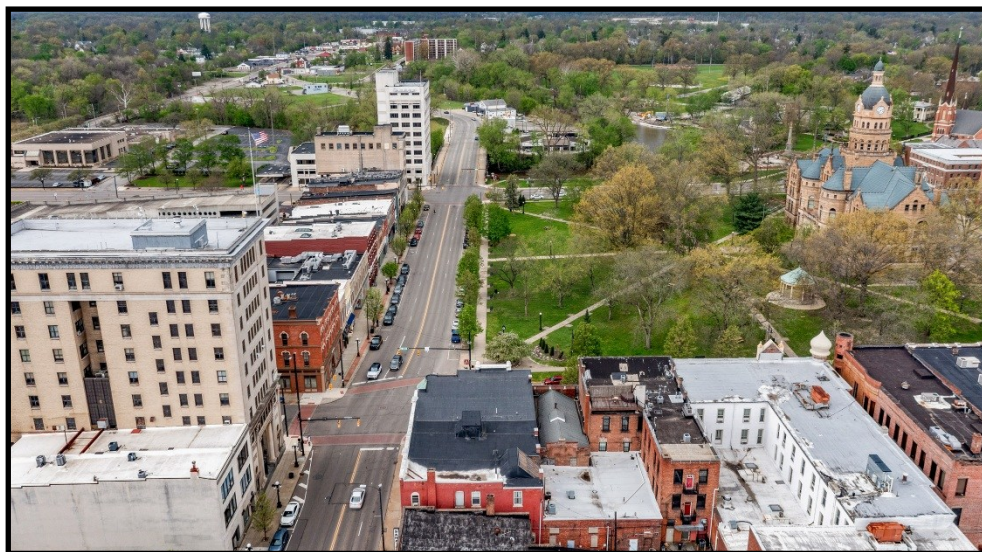
330.647.0411 dan@themahoningvalley.com

SHEA MACMILLAN

330.360.9299 smacmillan@platzrealtygroup.com

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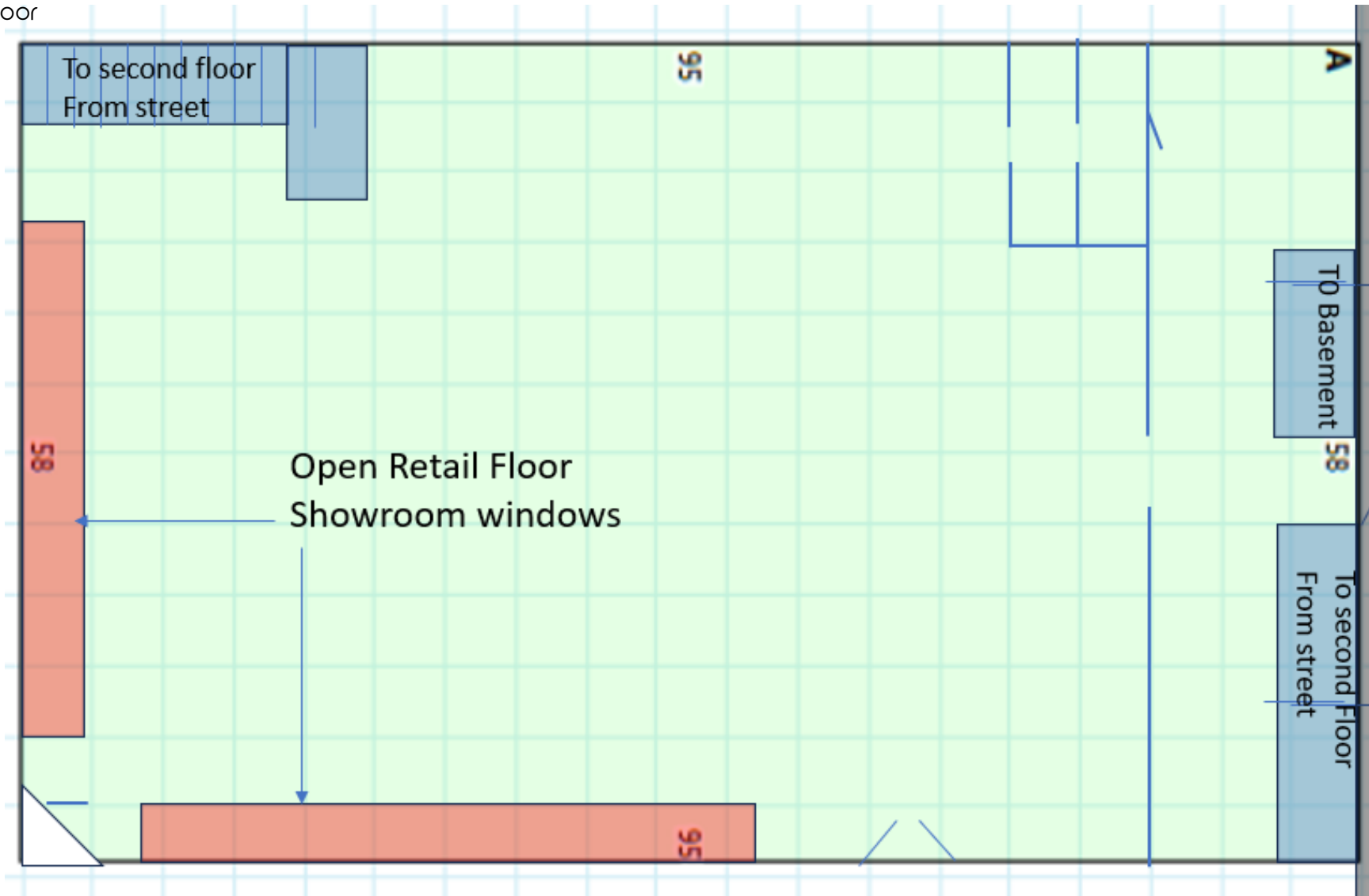


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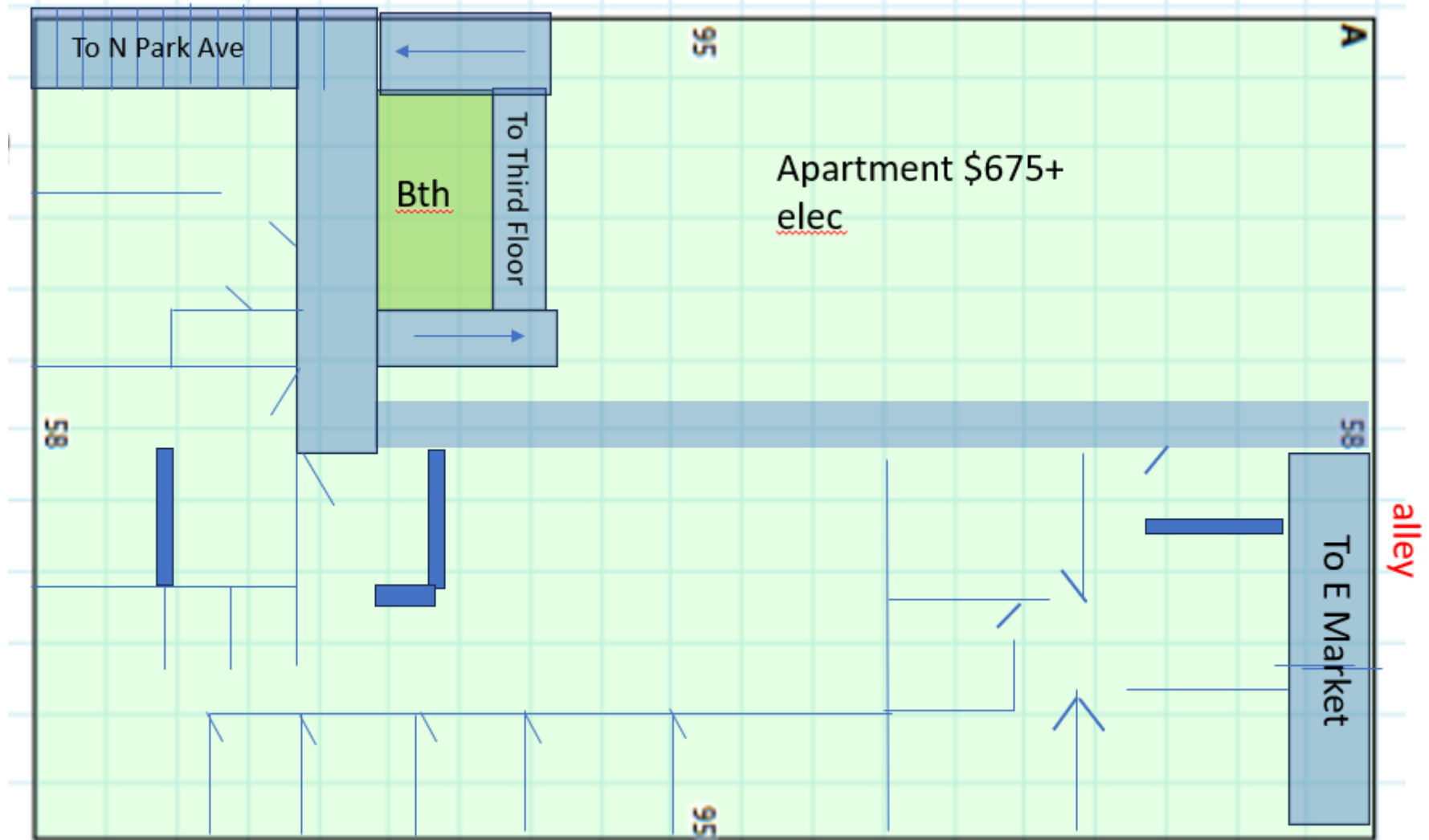
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First Floor



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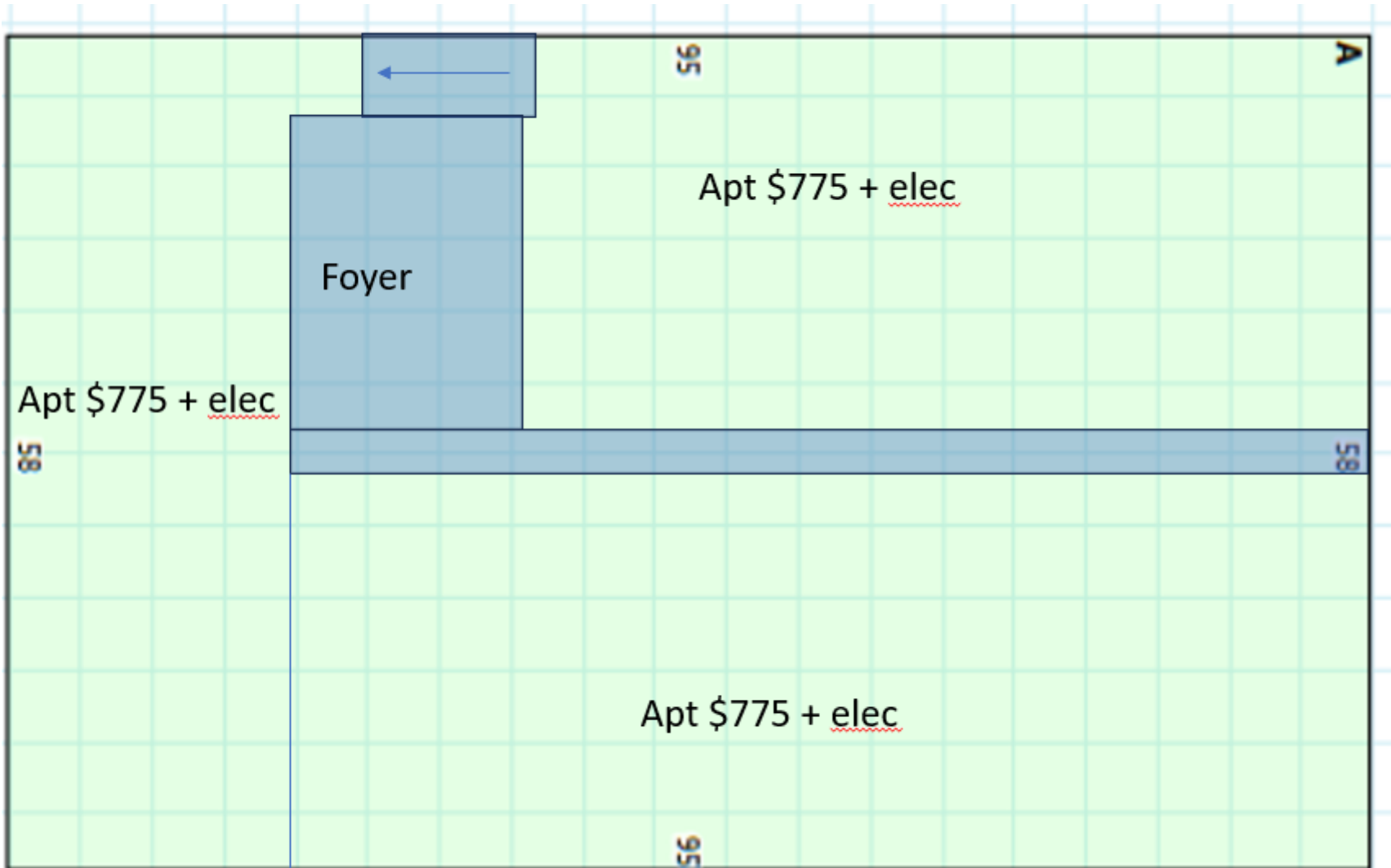
Second Floor



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Third Floor



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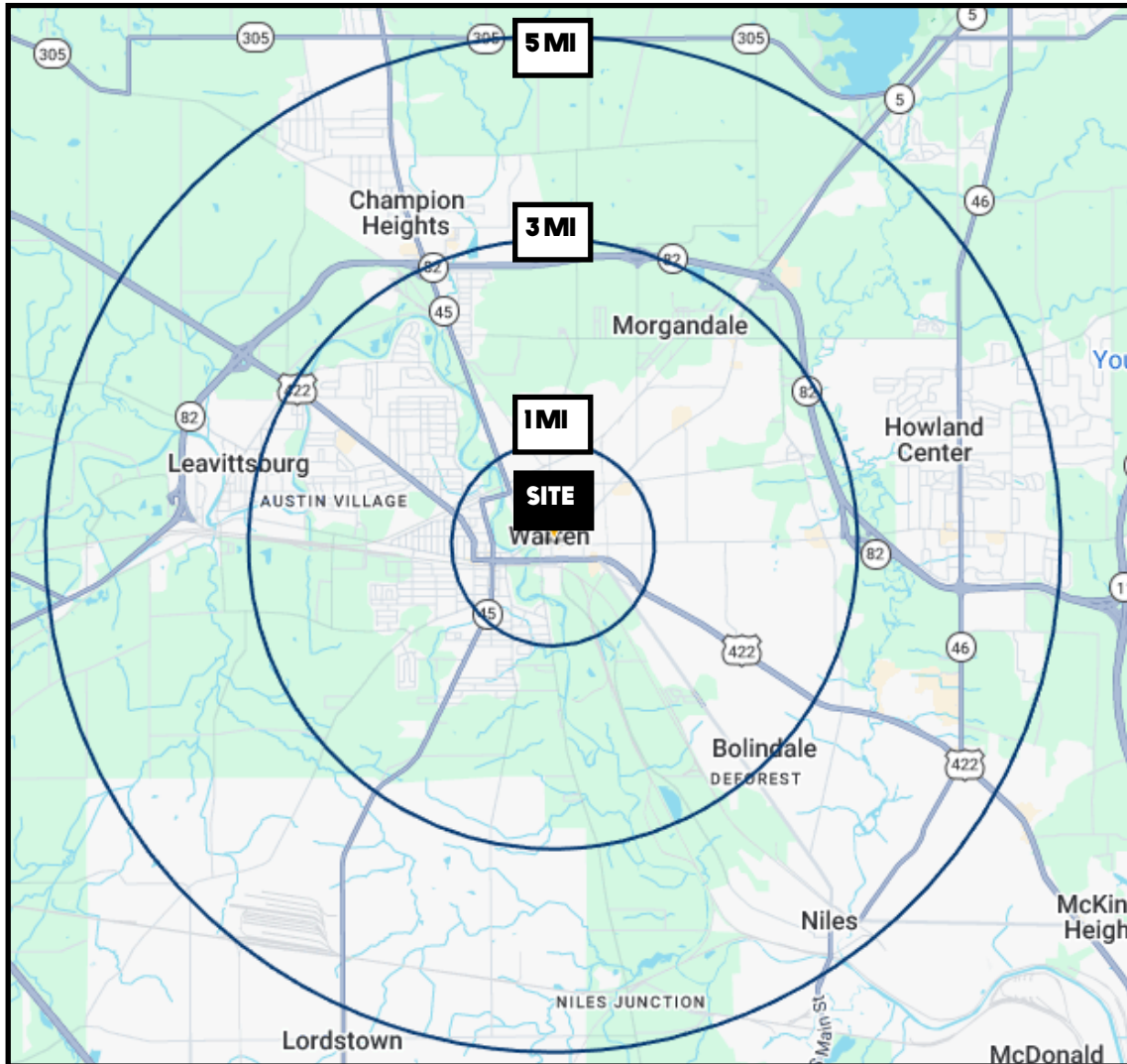
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,416	48,317	82,613
HOUSEHOLDS	3,377	20,491	35,549
MEDIAN AGE	37	40	42
AVERAGE HH INCOME	\$32,913	\$51,743	\$62,952

SITE INFORMATION

LOCATION	Warren City Trumbull County
PARCEL	39-251890
PROPERTY TYPE	Retail/Office/Multifamily
YEAR BUILT	1900
SIZE	16,530 SF over 3 floors + full basement
REAL ESTATE TAXES	\$3,147/year
PRICE	\$475,000

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