

For Sale

16 Wick Avenue

Youngstown, Ohio 44503



CBRE

LOCATED IN AN OPPORTUNITY ZONE

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117,105

SF

10

Stories

Property Details

- + Sale Price: \$1,495,000.
- + Land Size: 0.56 acres
- + 4 Elevators
- + Built 1920 / Renovated 2004
- + Zoning: Mixed Use / Downtown Form
- + Underground Parking Garage
- + Currently vacant - providing a generational redevelopment opportunity
- + Sprinkled (wet)
- + Central A/C
- + Electric heat pump with baseboard heat

Mahoning County
Parcel IDs

- + 53-002-A-111.00-0
- + 53-002-A-112.00-0
- + 53-002-A-113.00-0
- + 53-002-A-114.00-0
- + 53-002-A-115.00-0
- + 53-002-A-116.00-0
- + 53-002-A-117.00-0
- + 53-002-A-118.00-0





Youngstown / Warren Area Highlights



- + It's the center of the TechBelt! The Youngstown/Warren area sits midway between Akron/Cleveland to the west and Pittsburgh to the east and is no longer a predominately manufacturing based economy.
- + Lordstown assembly plant – over 6 million square feet in size – this auto manufacturing plant was owned and operated by General Motors until 2019, when it was first sold to Lordstown Motors and subsequently to Foxconn. In August 2023, Fisker unveiled plans for its new Pear EV to be manufactured there.
- + Higher education – in addition to Youngstown State, the area is within a two-hour drive of nearly ONE HUNDRED other higher education campuses.
- + A wealth of things to see and do, including:
 - Covelli Centre – the area's premier sports and entertainment facility – home to the USHL's Youngstown Phantoms
 - Eastwood Mall – a Destination for Dining and Entertainment – home to the Mahoning Valley Scrappers

Select Neighborhood Highlights



+ Nathaniel R. Jones Federal Building and US Courthouse – named for Judge Nathaniel Raphael Jones- built in 2002 under the GSA Design Excellence Program – an initiative to create and preserve a legacy of outstanding buildings for future generations.



+ Youngstown State University campus - including The Excellence Training Center at Kohli Hall - a one-of-a-kind workforce, education, research, and commercial center focused on advanced manufacturing.



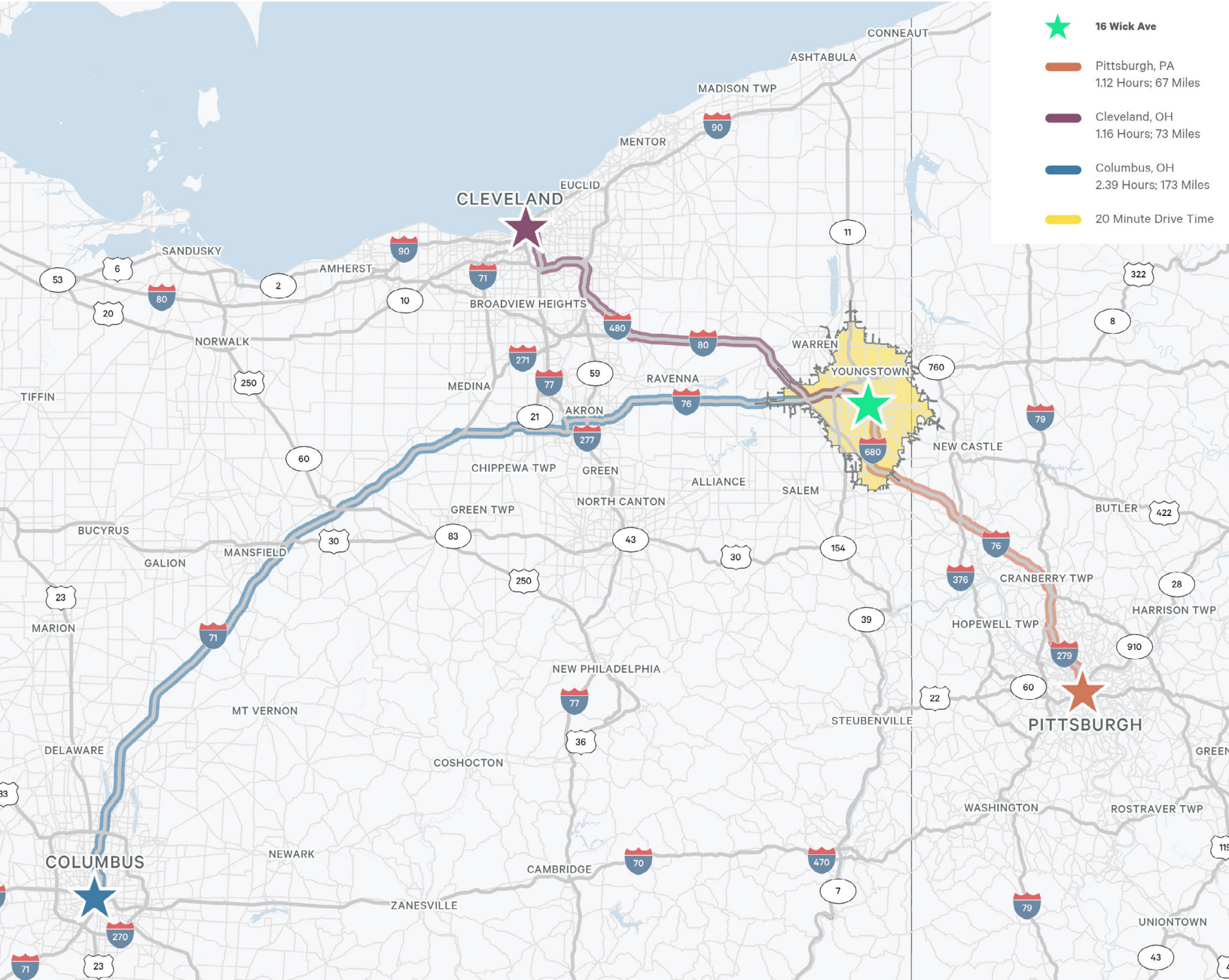
+ Youngstown Foundation Amphitheater at Wean Park – an impressive and well-appointed 4,800-person facility that opened in 2019.



+ DoubleTree by Hilton - a multi-million dollar renovation of the historic Stambaugh Building. Hotel features 125 keys, Bistro 1907 restaurant, a fitness center, banquet center and 18,300 square feet of banquet and meeting space.



+ Youngstown Historical Center of Industry and Labor – preserves the history of the steel industry that dominated the Youngstown area's economic life for much of the 20th Century.



Demographic Overview

20 Minute Radius



\$73,172

Average HH Income



153,880

Employees



284,657

Population



124,717

Households



\$178,455

Average Housing Value



45.7

Median Age



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