

LOCATION

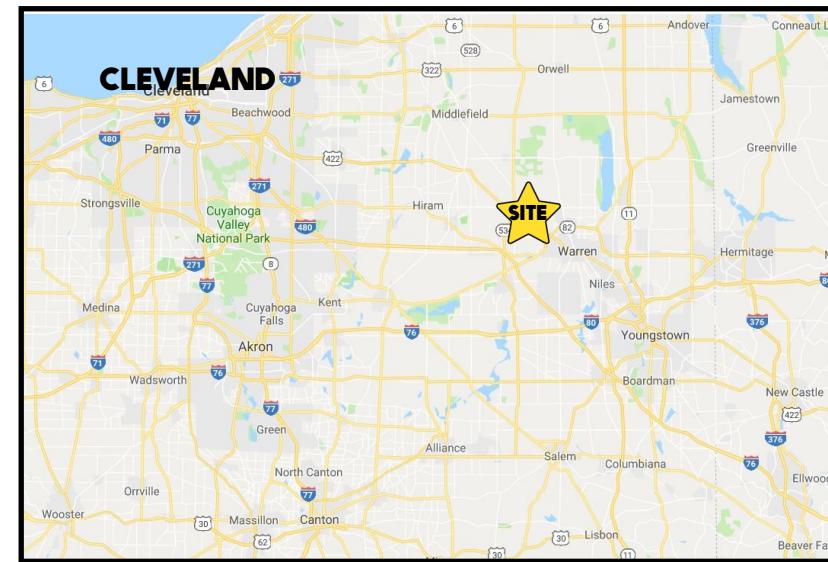
4877 Mahoning Ave, Champion, OH 44483



HIGHLIGHTS

- Excellent opportunity to purchase an established business
- Front building: Valvoline Express care; rubber roof
- Rear building: Auto repair: 480V 3 phase w/220 stepdown; 2 14' drive-in doors; 2.5 baths, oil separator; 2 wall exhaust system; steel roof; ceiling: 14' eaves 17' center

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TRAFFIC

Mahoning Ave = 19,435 VPD

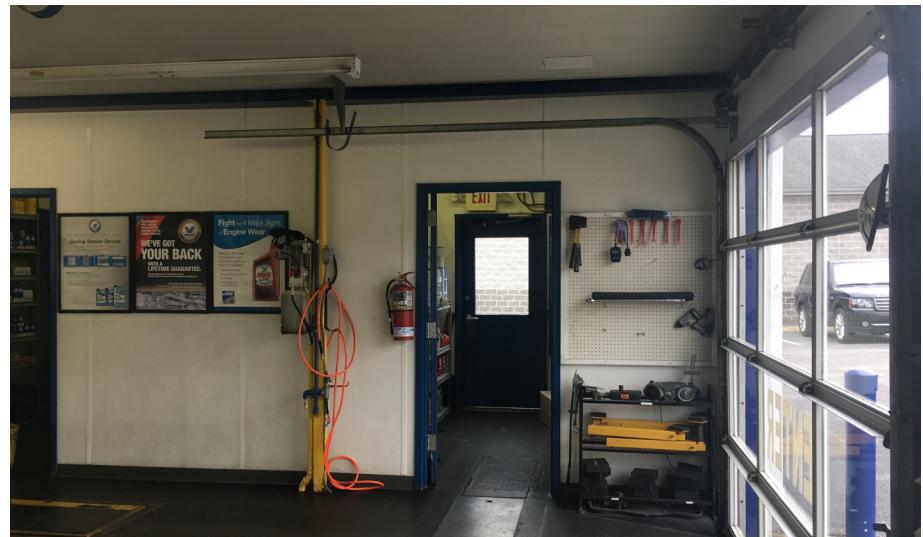
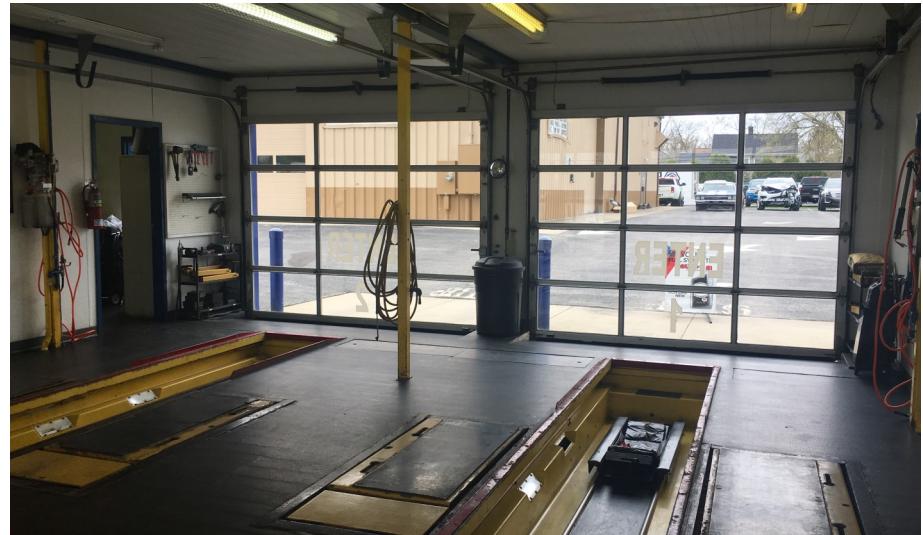
CONTACT

GARY LASKO

330.509.4546

glasko@platzrealtygroup.com

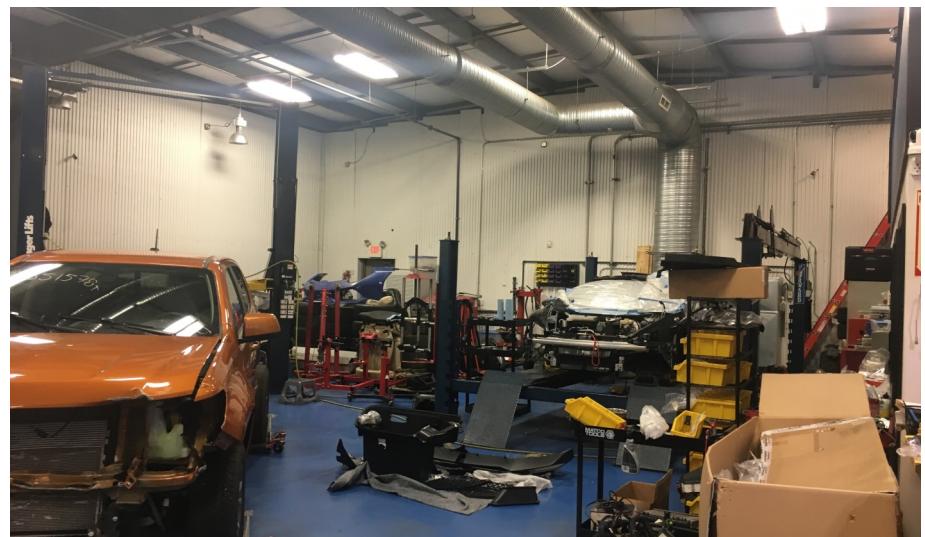
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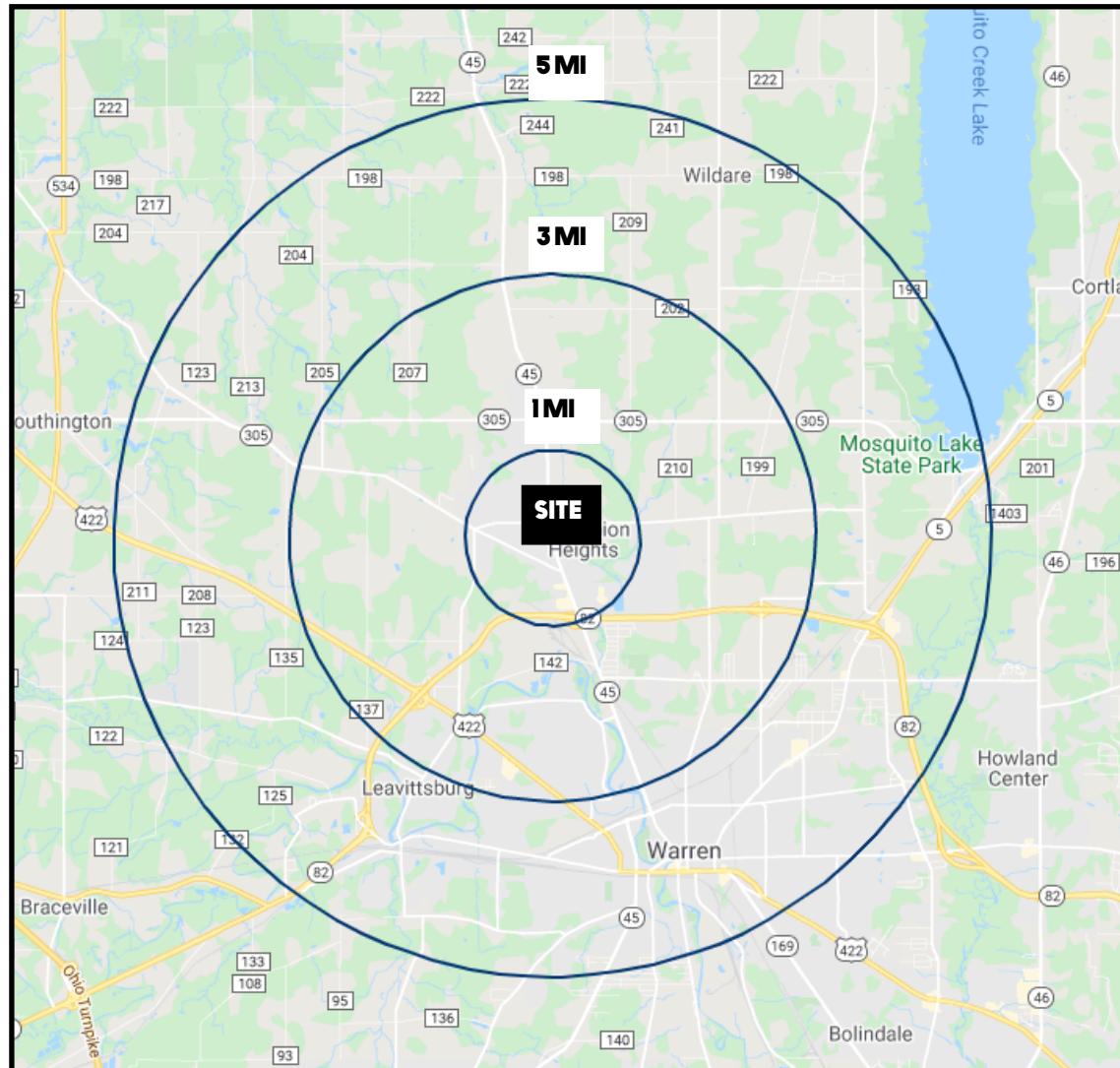
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,924	18,161	52,258
HOUSEHOLDS	1,556	7,362	21,240
AVERAGE AGE	43	42	42
MEDIAN HH INCOME	\$51,299	\$44,692	\$36,150

SITE INFORMATION

LOCATION	Champion Township Trumbull County
PARCEL	46-211150
YEAR BUILT	2008
ACREAGE	.75 acres; 121' frontage
SIZE	Front building: 1,536 SF Rear building: 5,000 SF
REAL ESTATE TAXES	\$8,882.64/year
RENT	\$5.00/SF (NNN)
PRICE	Call for details

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