

FOR SALE

LOCATION

1250 Youngstown Warren Rd - Unit 1A, Niles, OH 44446



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TRAFFIC Youngstown Warren Rd = 16,986 VPD

HIGHLIGHTS

- Leased Medical office condominium
- Lease signed in 2023, Tenant pays rent, condo fee, and real estate taxes
- Completely updated and renovated in 2022
- Just east of Niles Cortland Rd (SR 46)

CONTACT BILL KUTLICK 330.565.5701 bkutlick@platzrealtygroup.com

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EXTERIOR



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INTERIOR

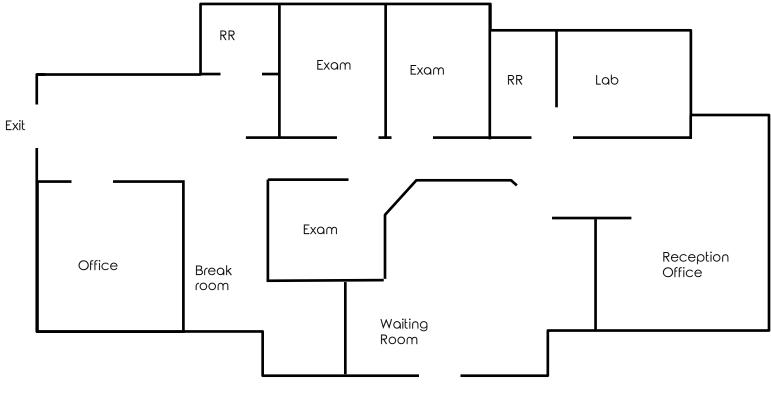


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Entrance

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AERIAL MAP



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SITE INFORMATION

(45) (82)	5 MI	Regional Airport 45
	Howland Center	(1) Vienna Center
Warren	ЗМІ	
45 (69 422	82 46 IMI	(1) 161 56 45
140 Bolindale Waddell Park	SITE	
910 (169) Niles	422 (69)	
S Main St	McDonald	
49 Mineral Ridg	e	Girard 50 940 711 629 628 700 Man 422 193 628

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,630	35,197	81,972
HOUSEHOLDS	2,069	15,235	34,921
MEDIAN AGE	46	45	45
AVERAGE HH INCOME	\$70,260	\$62,439	\$60,850

SITE INFORMATION

LOCATION	Niles City Trumbull County
PARCEL	20-042098
PROPERTY TYPE	Medical office condo
SIZE	1,580 SF
YEAR BUILT	1993, renovated 2022
CONDO FEE	\$237/month - paid by Tenant
REAL ESTATE TAXES	\$3,800/year - paid by Tenant
PRICE	\$ 237,000 \$219,000

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