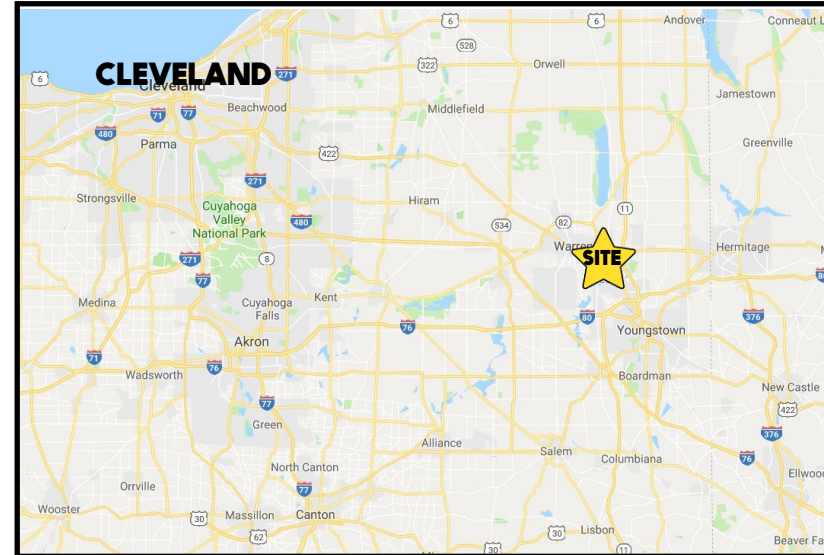


LOCATION

1600 Youngstown Rd SE, Warren, OH 44484



TRAFFIC

Youngstown Rd = 16,301 VPD

HIGHLIGHTS

- Former emergency response house with bedrooms, kitchen, bath, offices, shower/laundry area + storage
- Located on US 422
- 2 heated garages with indoor plumbing
- Corner Lot with signage

CONTACT

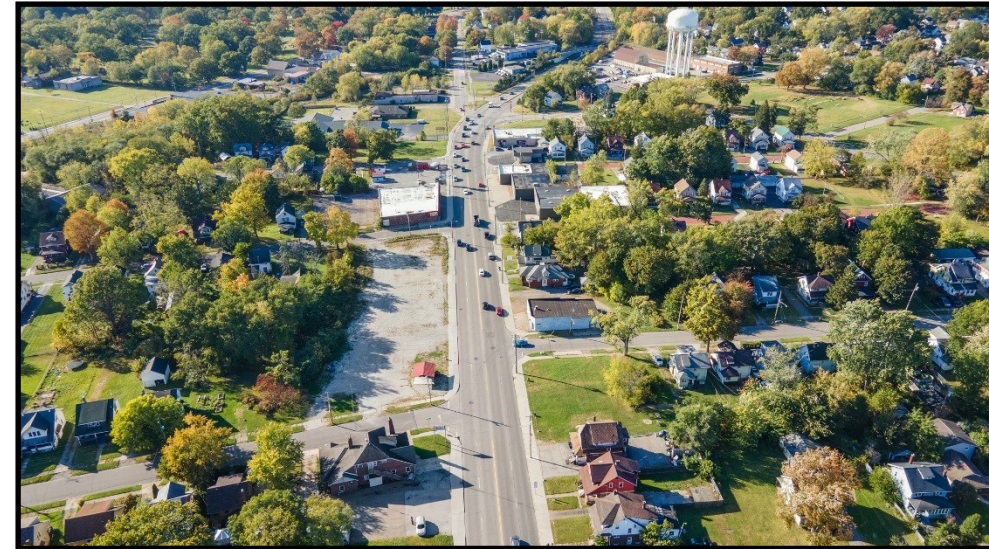
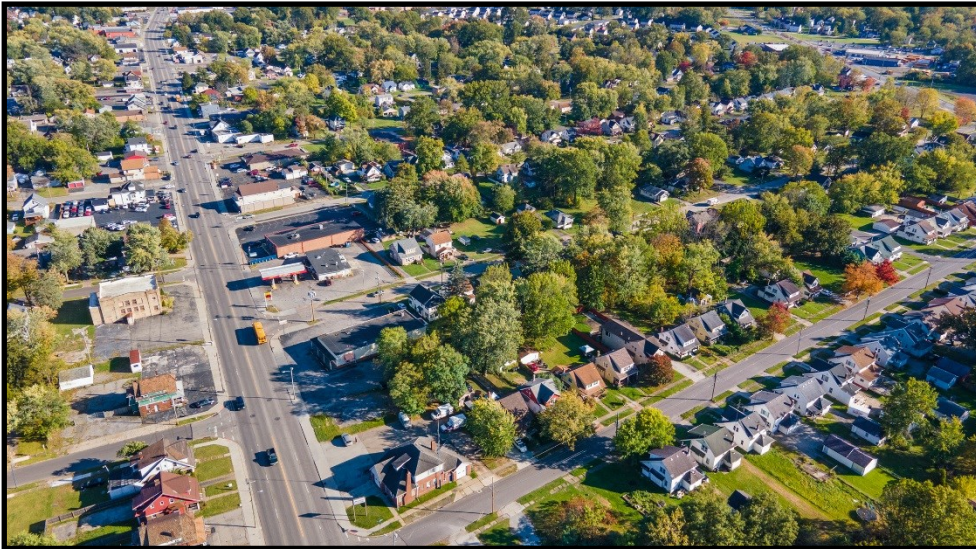
ALICIA (LISH) ANGELO

740.627.0431

aangelo@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

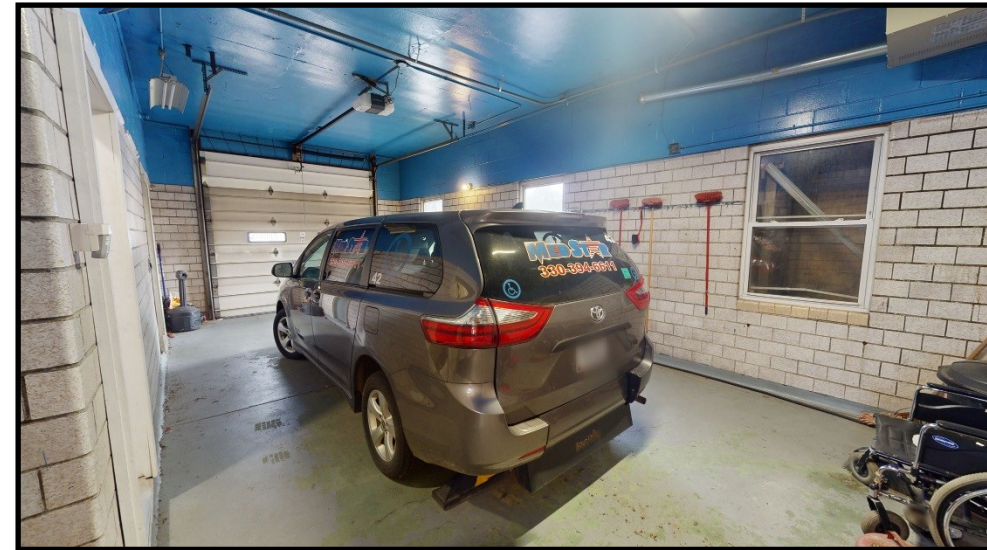
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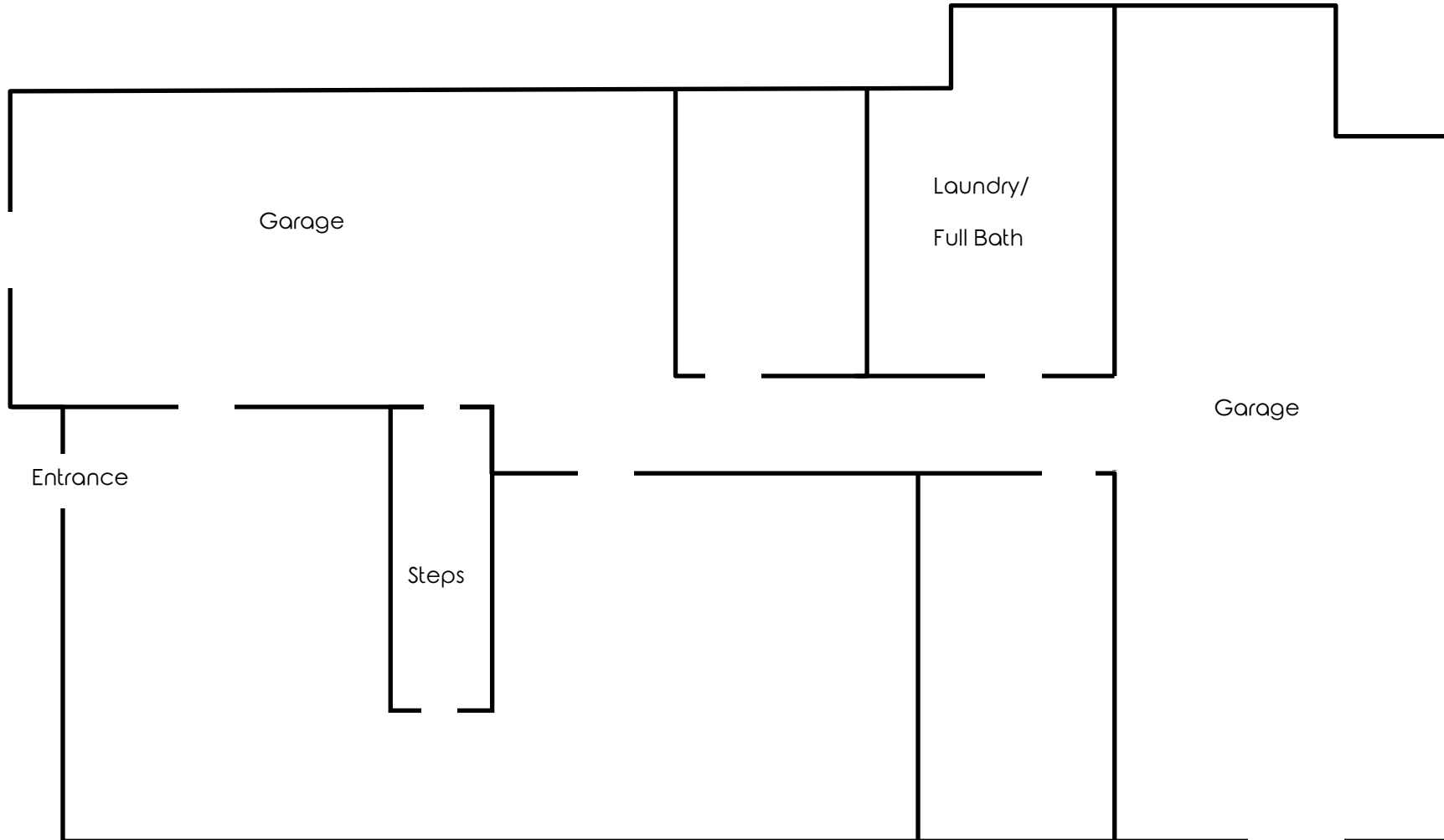


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First Floor



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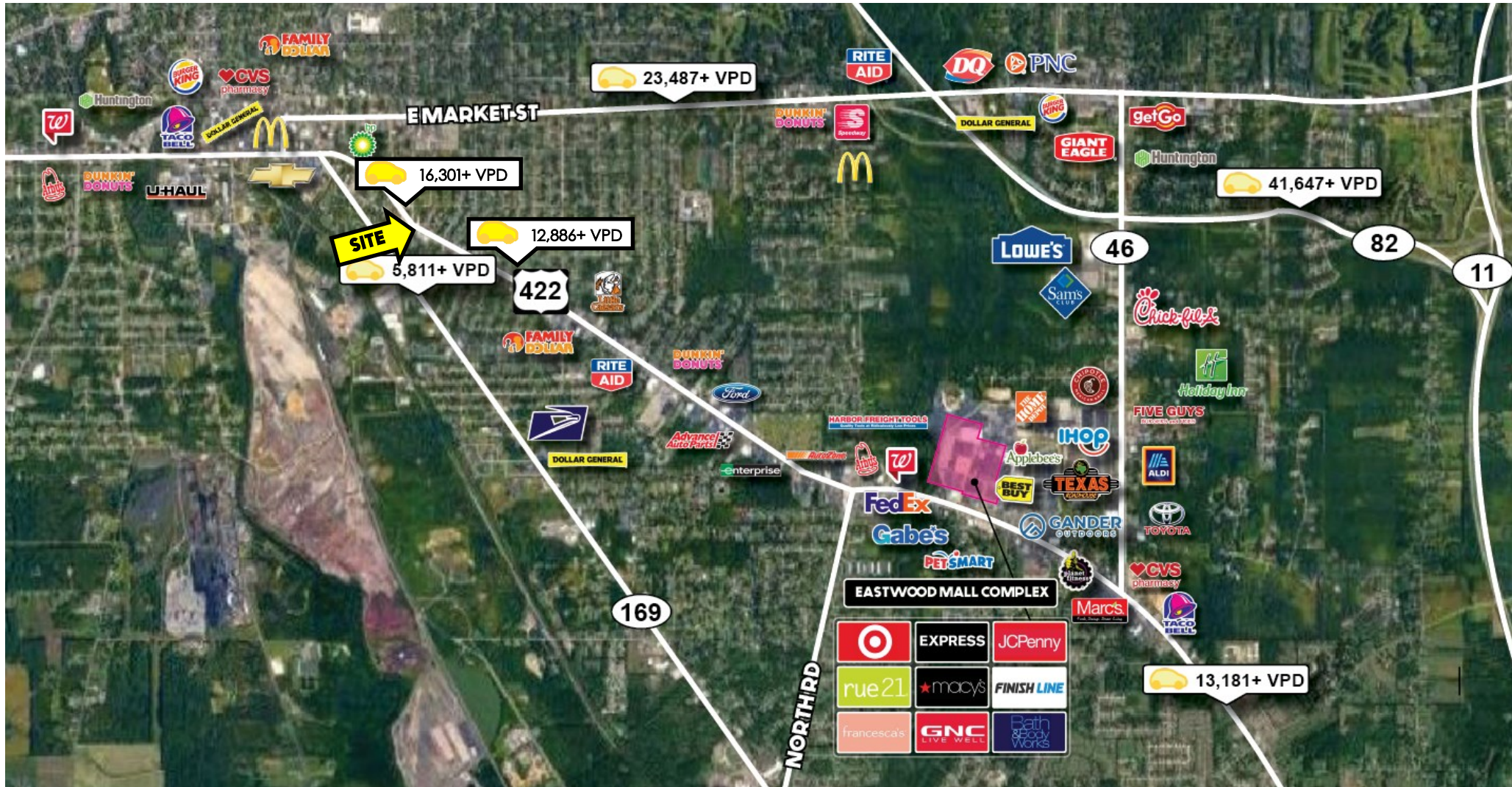
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Second Floor



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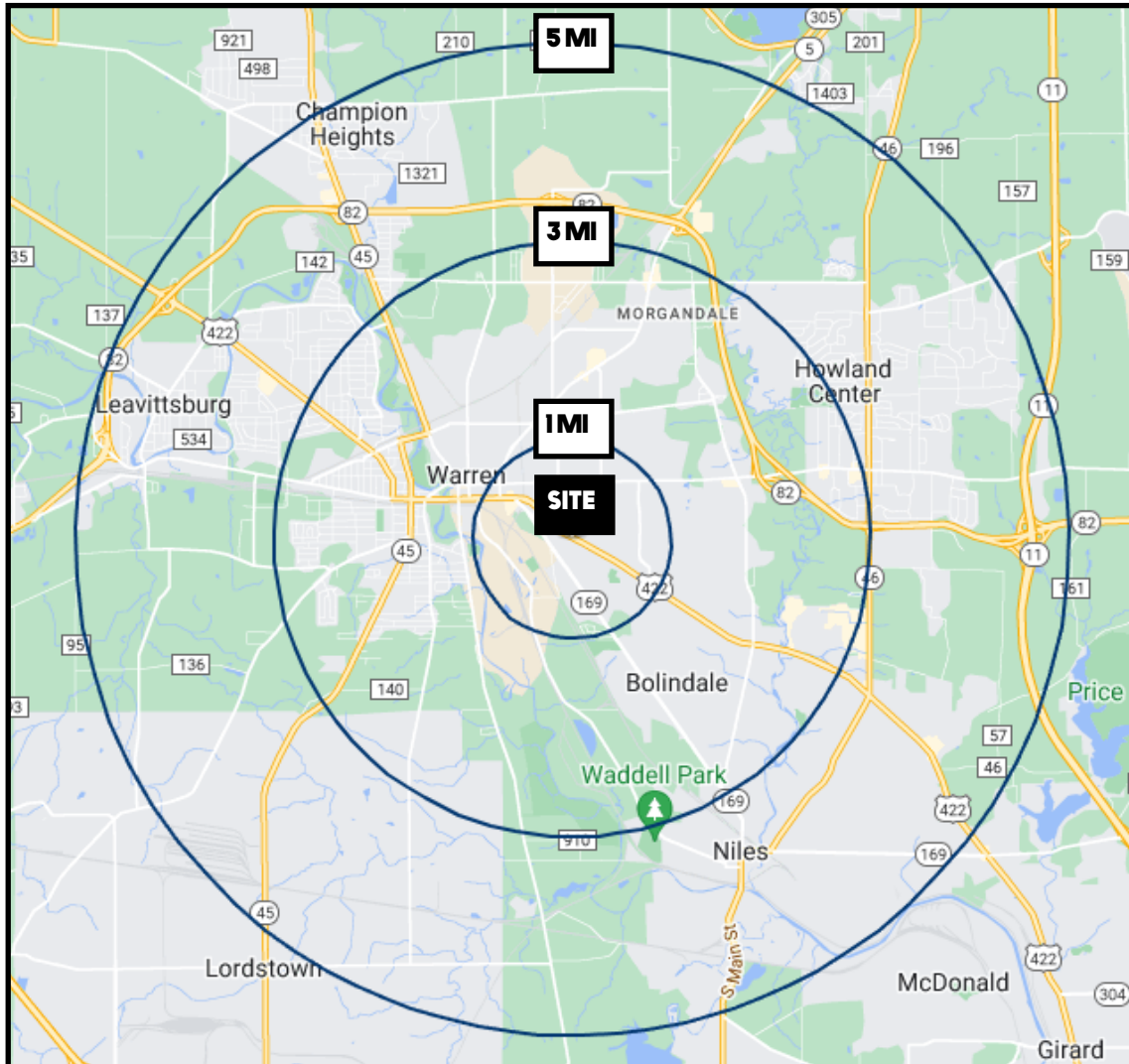
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,562	43,924	87,804
HOUSEHOLDS	3,602	18,839	36,815
MEDIAN AGE	40	42	43
AVERAGE HH INCOME	\$40,210	\$43,821	\$55,884

SITE INFORMATION

LOCATION	Warren City Trumbull County
PARCEL	38-410501
ZONING	Commercial
SIZE	2,240 SF/floor 2 stories
ACREAGE	.16 acres
REAL ESTATE TAXES	\$2,376/year
PRICE	\$178,000 REDUCED! \$152,000

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