

## LOCATION

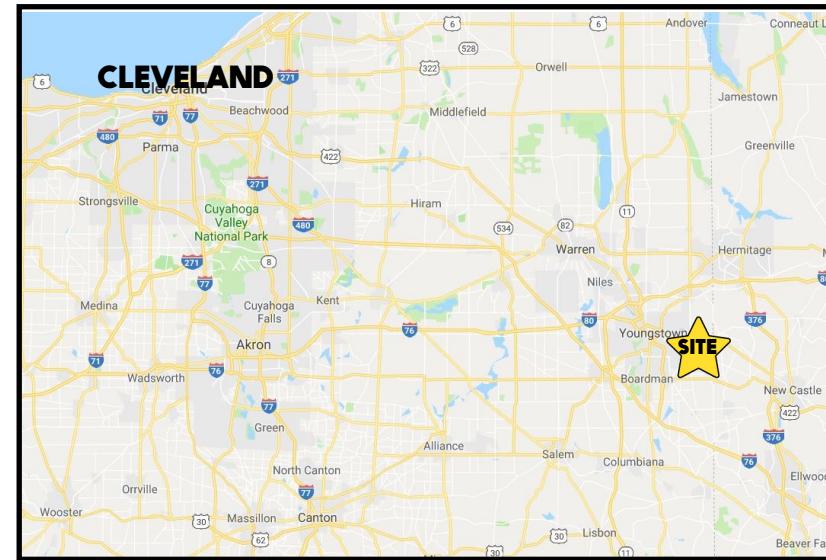
4040 McCartney Rd, Lowellville, OH 44436



## HIGHLIGHTS

- The Palace In The Pines - Profitable bar/nightclub with adult entertainment
- Sale includes real estate, business assets, & liquor license
- Lots of parking on 3 acre site, close to OH/PA border
- Owner is retiring

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



**3D TOUR:** [4040](#)

## CONTACT

**DON THOMAS**

501.269.3827

[dthomas@platzrealtygroup.com](mailto:dthomas@platzrealtygroup.com)

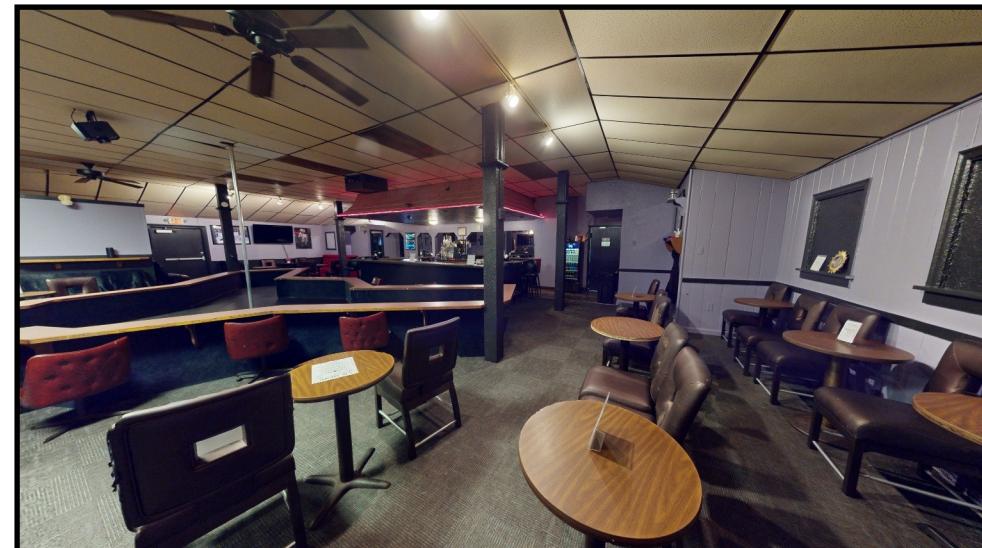
**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**



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

**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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

**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**

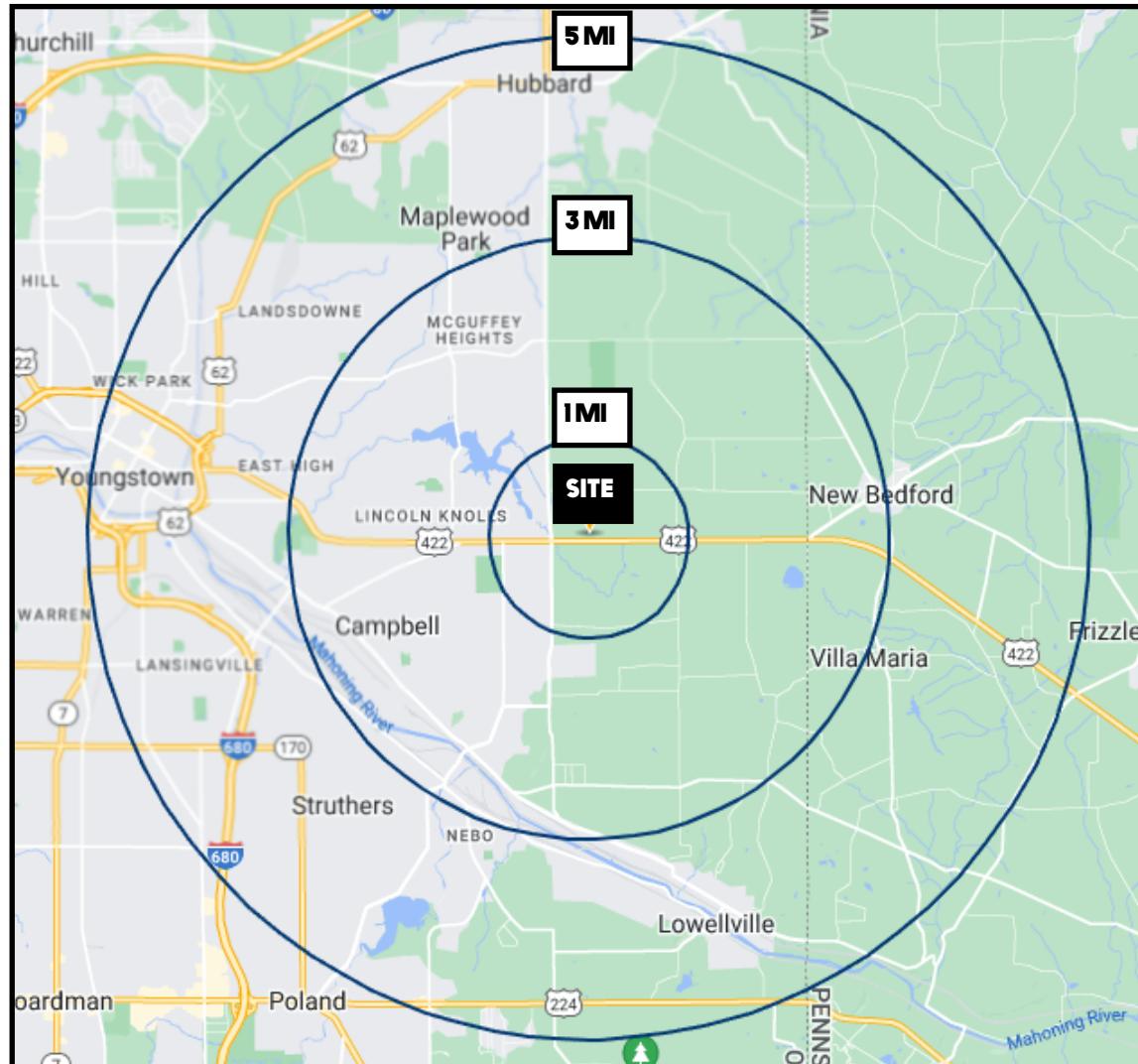
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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

**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	381	15,102	65,140
<b>HOUSEHOLDS</b>	160	6,037	25,676
<b>MEDIAN AGE</b>	50	42	42
<b>AVERAGE HH INCOME</b>	\$56,168	\$46,259	\$50,944

## SITE INFORMATION

<b>LOCATION</b>	Coitsville Township Mahoning County
<b>PARCEL</b>	42-045-0-026
<b>PROPERTY TYPE</b>	Bar/nightclub
<b>LIQUOR LICENSE</b>	Included
<b>YEAR BUILT</b>	1930
<b>SIZE</b>	3,882 SF on 3 acres
<b>REAL ESTATE TAXES</b>	\$3,742.98/year
<b>PRICE</b>	<del>\$470,000</del> REDUCED! \$369,500 MOTIVATED SELLER!

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

**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**