

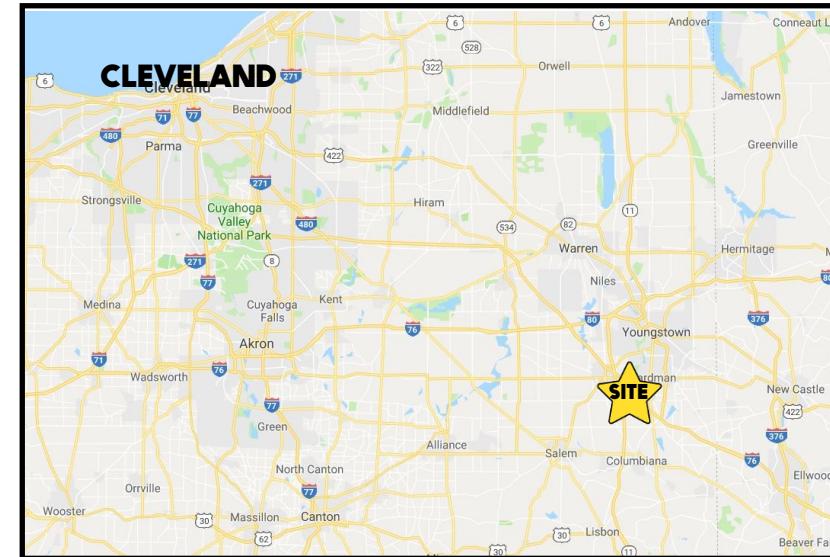
**LOCATION**

4405 Aspen Dr, Austintown, OH 44515

**HIGHLIGHTS**

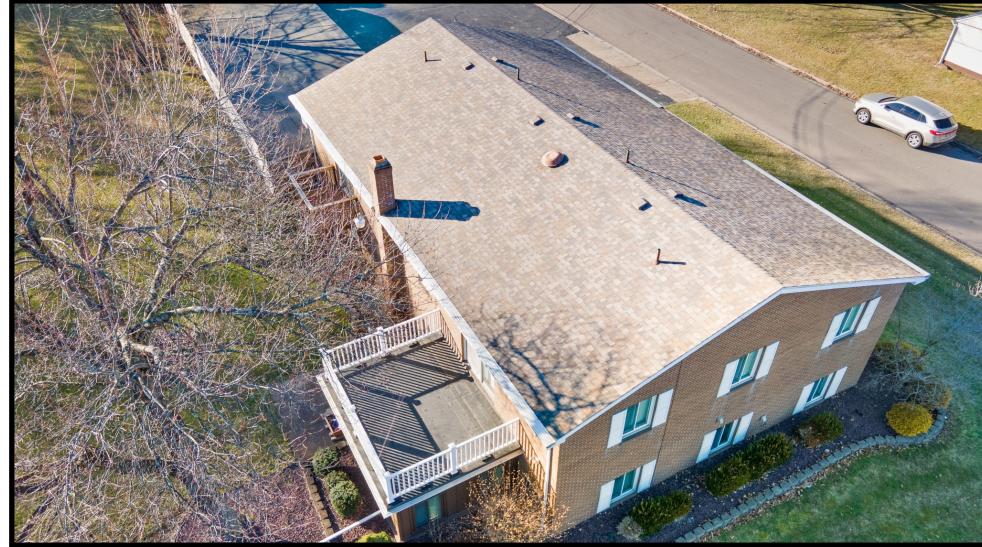
- Fully leased 4 plex in Austintown, OH with coin laundry
- Each unit is 2 BR / 1 Bathroom
- On-site parking with carports
- Austintown School District
- Just north of Kirk Rd at Raccoon Rd

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

**CONTACT****DON THOMAS**

501.269.3827

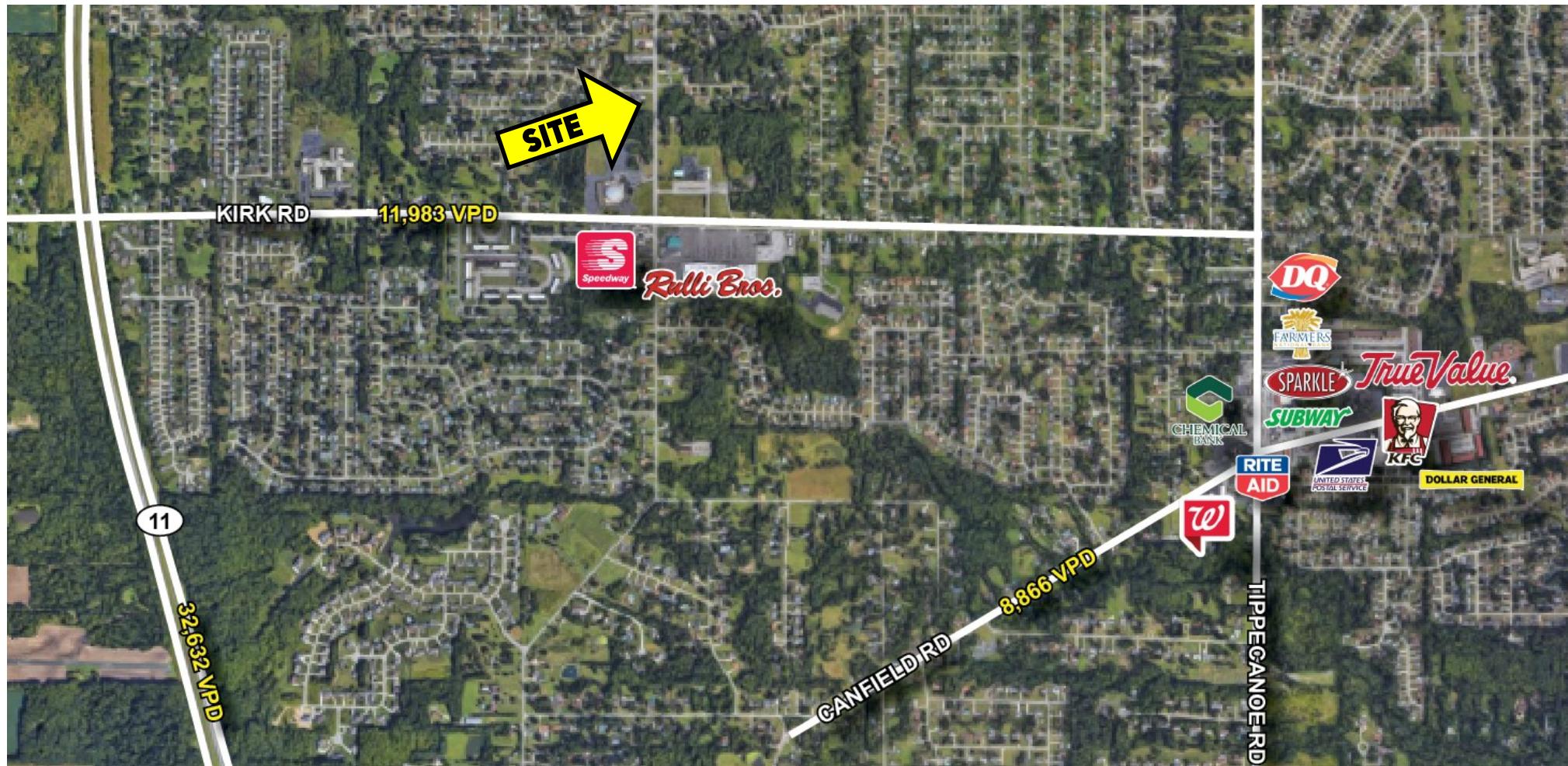
[dthomas@platzrealtygroup.com](mailto:dthomas@platzrealtygroup.com)**[WWW.PLATZREALTYGROUP.com](http://WWW.PLATZREALTYGROUP.com)**



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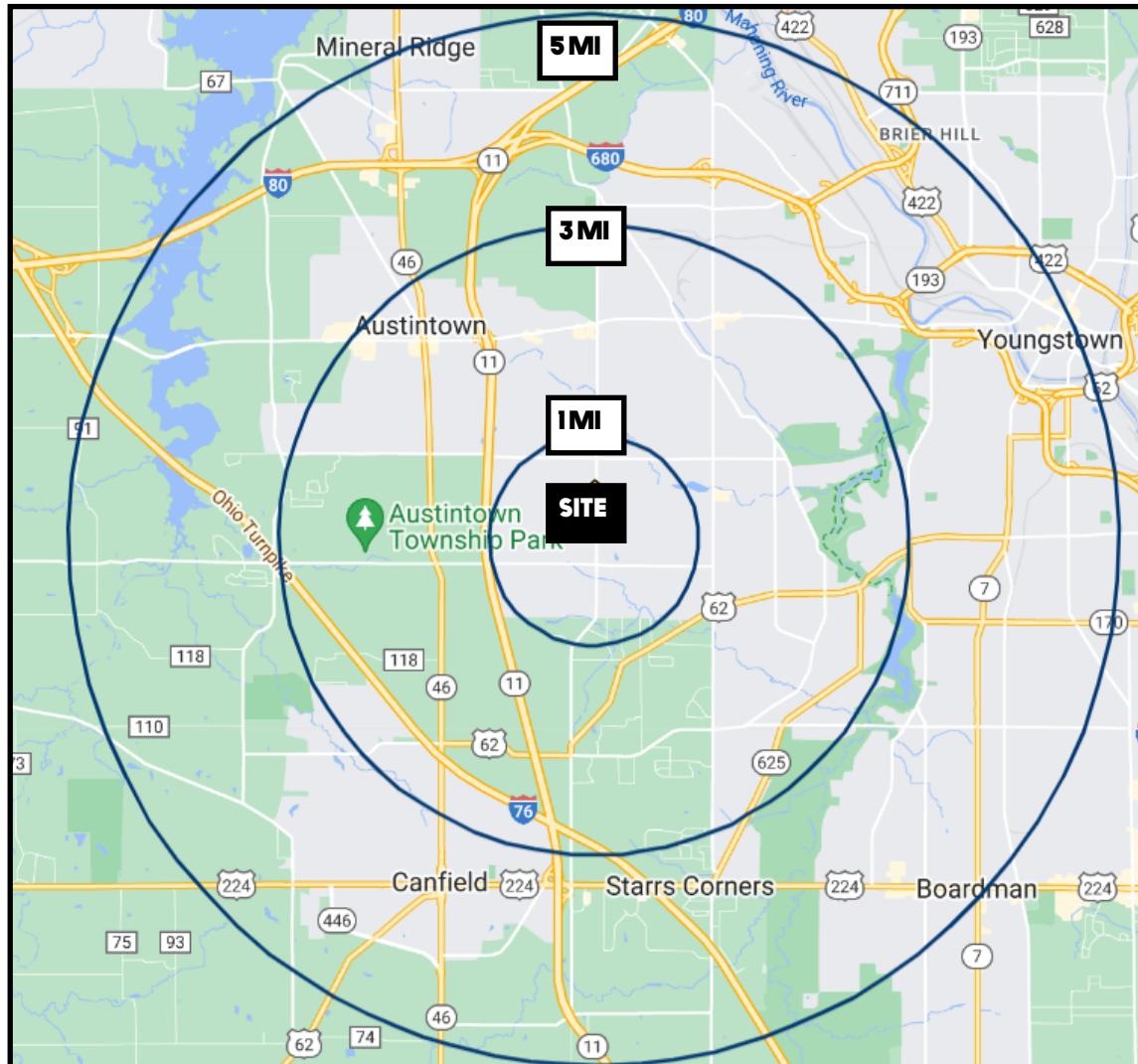
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	9,921	51,039	114,661
<b>HOUSEHOLDS</b>	4,235	22,241	48,243
<b>MEDIAN AGE</b>	44	44	43
<b>AVERAGE HH INCOME</b>	\$64,338	\$67,160	\$65,173

## SITE INFORMATION

<b>LOCATION</b>	Austintown Township Mahoning County
<b>PARCEL</b>	48-109-0-002
<b>YEAR BUILT</b>	1968
<b>SIZE</b>	4,552 SF on .4 acres
<b>UTILITIES</b>	Tenant pays electric
<b>REAL ESTATE TAXES</b>	\$3,916/year
<b>PRICE</b>	<del>\$550,000</del> REDUCED! \$495,000

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