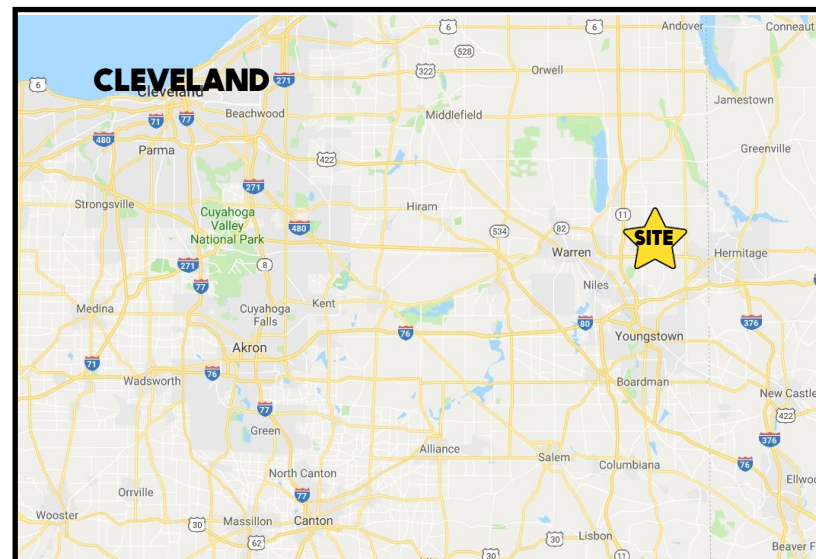


LOCATION

4494 Warren Sharon Rd, Vienna, OH 44473



HIGHLIGHTS

- Highly Desirable Trumbull County Location
- Investors, break into Vienna Township
- Currently vacant, ideally suited for Owner occupant
- Highly Motivated Seller, Bring an OFFER

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

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

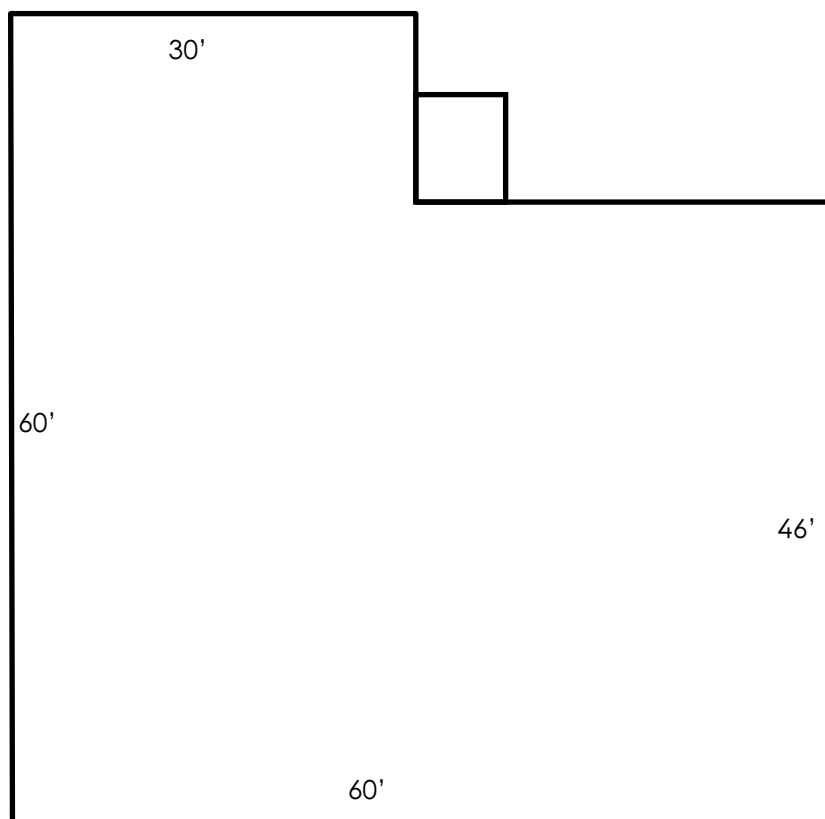
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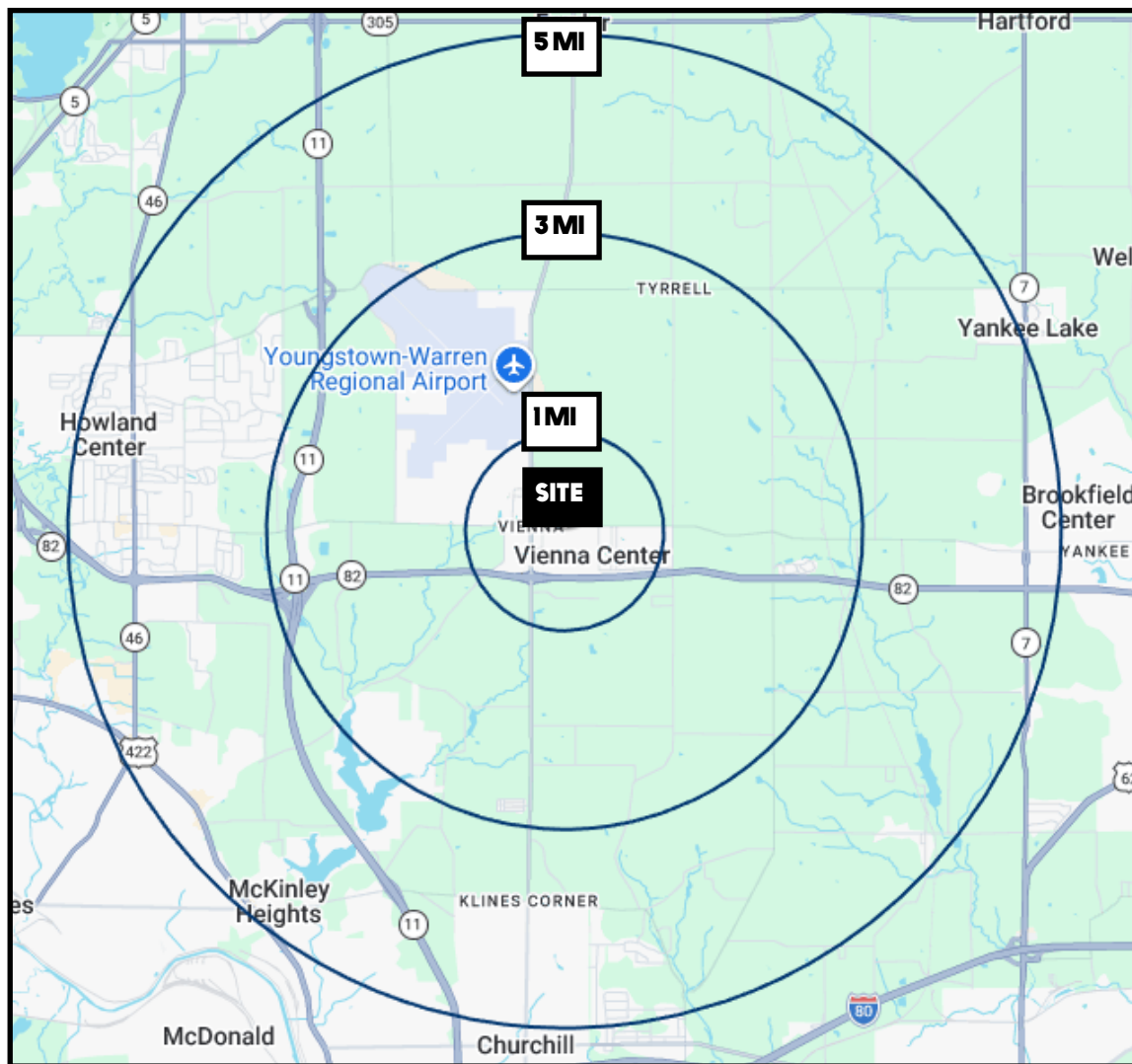
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	970	5,381	26,476
HOUSEHOLDS	429	2,411	11,459
MEDIAN AGE	50	50	49
AVERAGE HH INCOME	\$95,905	\$95,426	\$102,648

SITE INFORMATION	
LOCATION	Vienna Township Trumbull County
PARCEL	16-144405
PROPERTY TYPE	Office
YEAR BUILT	1950, remodeled 2003
SIZE	3,180 SF on .75 acres
REAL ESTATE TAXES	\$4,247/year
PRICE	~~\$275,000~~ REDUCED! \$259,900

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