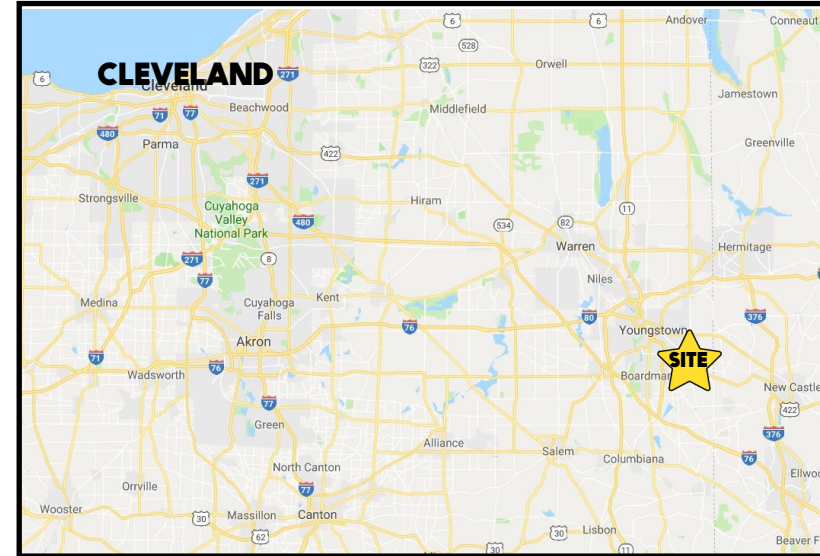


LOCATION

71 Terrace St, Struthers, OH 44471



HIGHLIGHTS

- Versatile building with all categories of commercial property
- Great for business owner seeking passive income
- Office, retail, 3 apartment units, garage, + flex space
- Across from Astro Shapes, by Castlo

CONTACT

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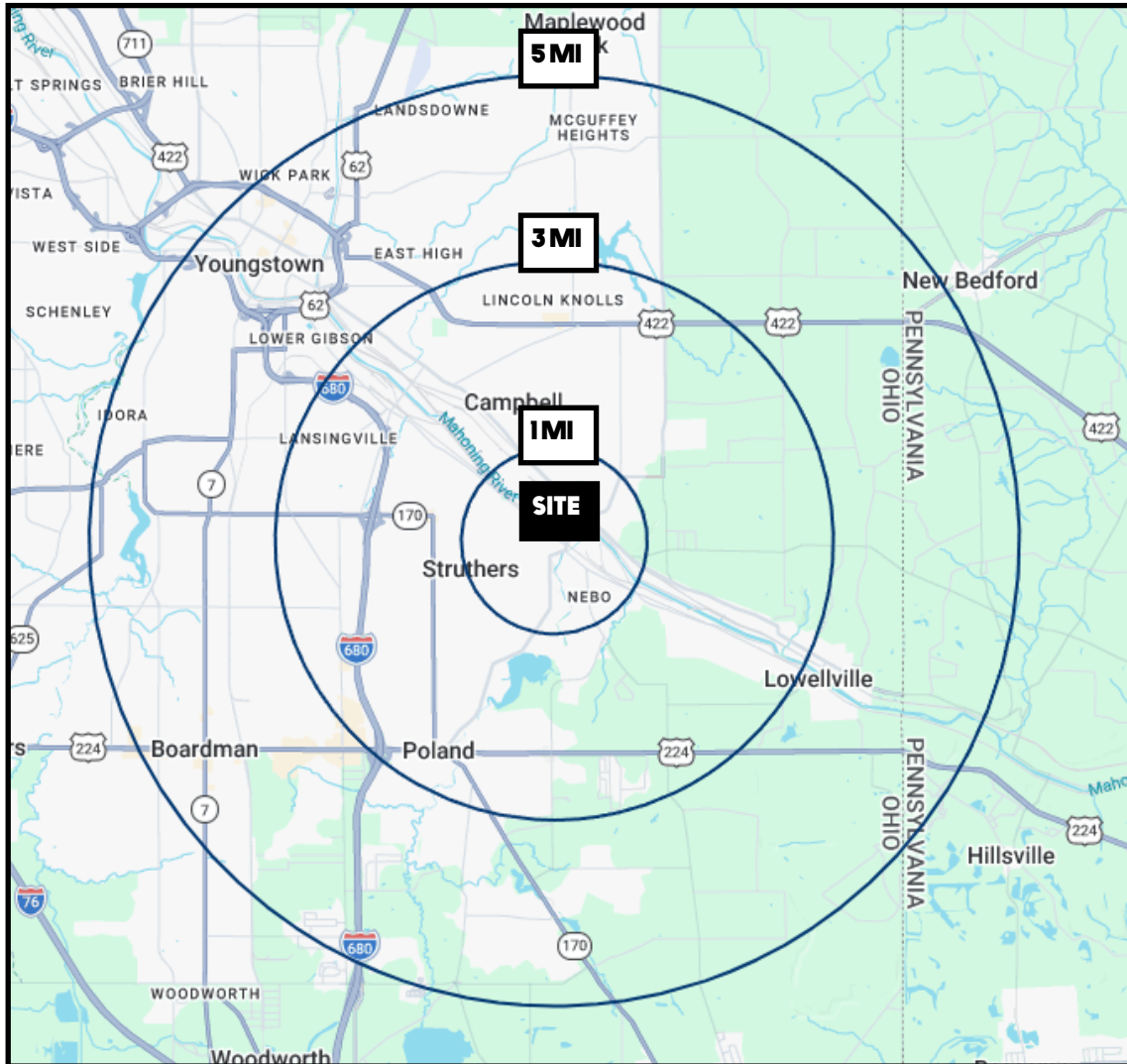
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	8,060	43,726	96,688
HOUSEHOLDS	3,292	18,829	40,728
MEDIAN AGE	38	42	41
AVERAGE HH INCOME	\$56,853	\$66,899	\$66,762

SITE INFORMATION

LOCATION	Struthers City Mahoning County
PARCELS	38-005-0-004.00-0 / -005 / -006, -008
SIZE	14,000 SF total Office: 2,250 SF Apartments: 3 units Retail: 2,250 SF Flex: 5,000 SF Garage: 2,000 SF
REAL ESTATE TAXES	\$11,185/year
PRICE	\$700,000

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