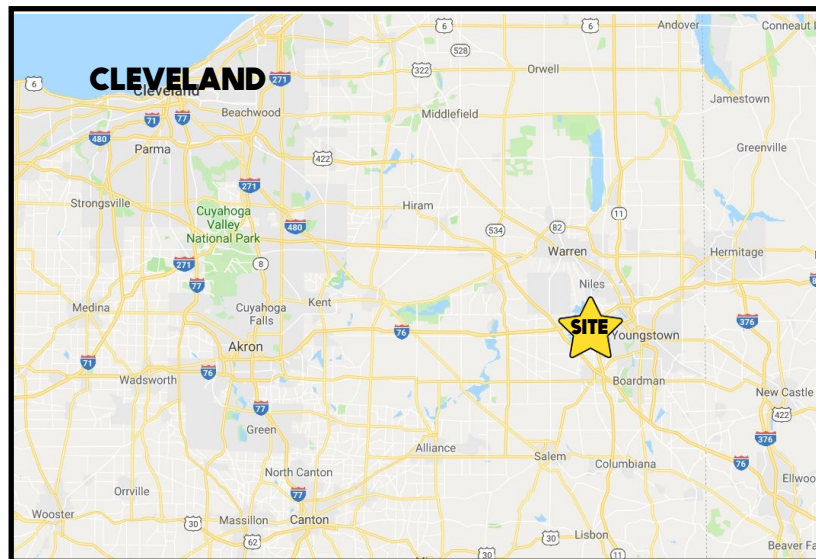


LOCATION

102-112 Javit Ct + 5437 Mahoning Ave, Austintown, OH 44515



TRAFFIC

Mahoning Ave = 27,322 VPD

HIGHLIGHTS

- 2 adjacent office buildings for sale, can be purchased together or separately
- Great rental history with low historical vacancy
- Located just off Mahoning Ave / SR 11
- Well maintained properties

CONTACT

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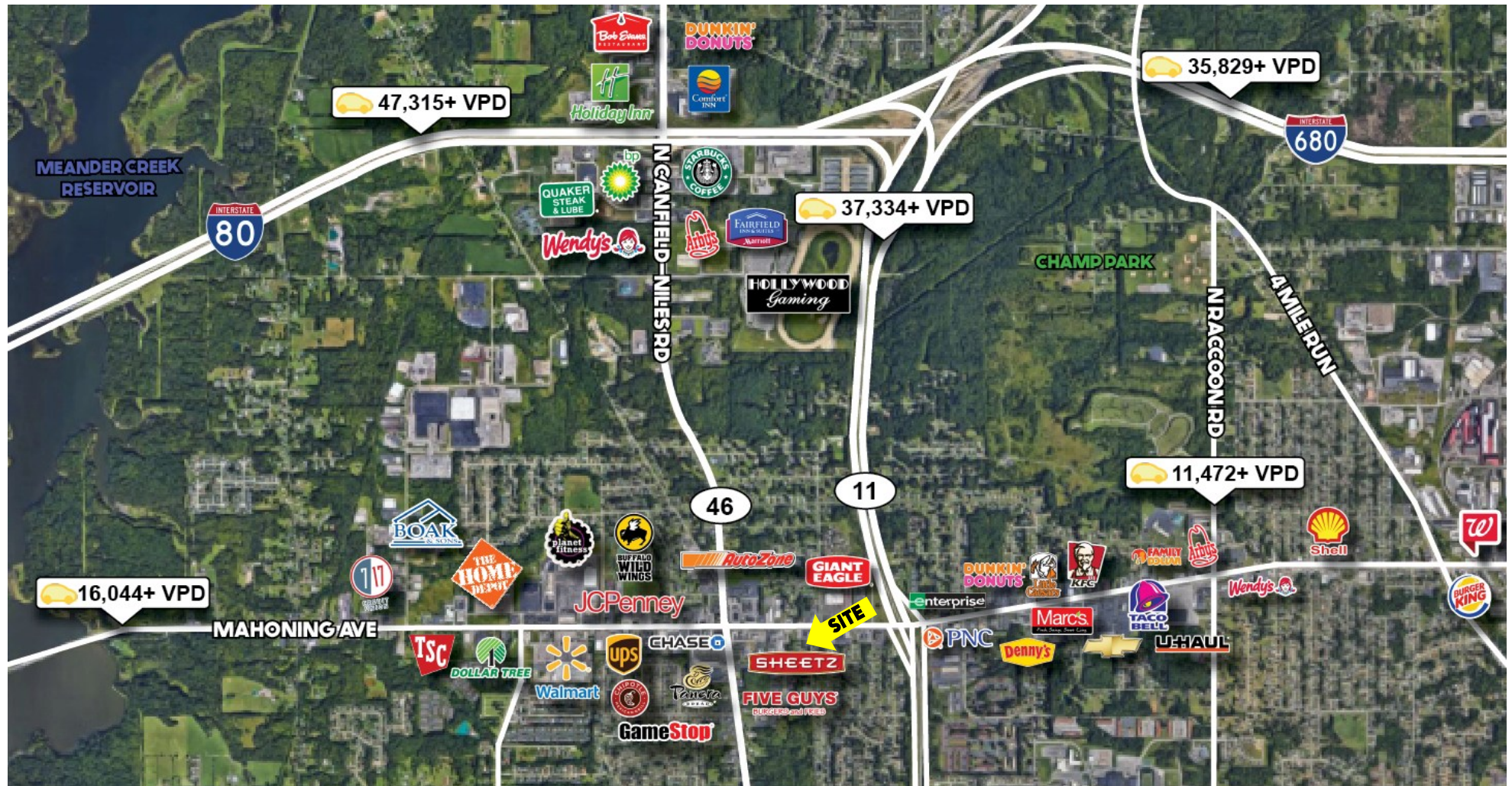
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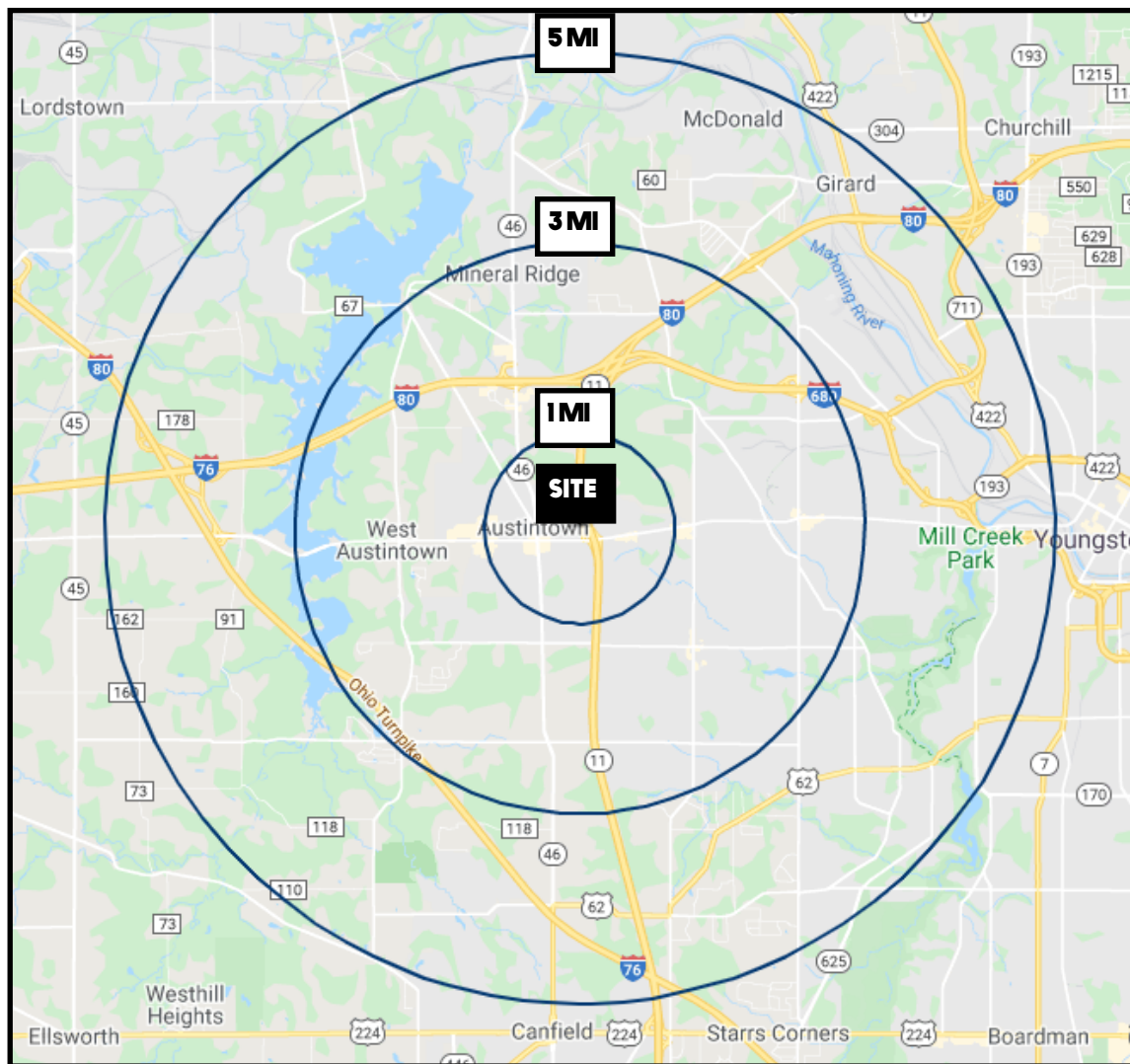
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SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,938	39,959	84,480
HOUSEHOLDS	2,775	17,141	35,354
MEDIAN AGE	47	44	43
AVERAGE HH INCOME	\$53,933	\$60,469	\$61,743

SITE INFORMATION	
LOCATION	Austintown Township Mahoning County
5437 MAHONING	2 stories + basement 17,592 SF (2 stories) 1.08 acres Roof done in 2013 HVAC: 2019, 2021 and 2026 Electrical: 2017 and 2021 Gross Rent: \$234,540 Taxes: \$23,923/year
102-112 JAVIT	16,080 SF 2.45 acres Roof: 2017 Gross Rent: \$124,320 Taxes: \$20,679/year
PRICE	\$2,700,000 REDUCED \$2,600,000

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