

SALE

MAHONING AUTO SHOP

5202 Mahoning Avenue Youngstown, OH 44515



SALE PRICE

Subject to Offer

Elvis A Amor, PA MSIRE

Vice President | Commercial Real Estate Investment Sales
(754) 248-8979

Gerry Brown

(330) 719-4105

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



Confidentiality & Disclaimer

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/25.

Presence in

500+ OFFICES, 50+ COUNTRIES

OVER 18,700

Transactions

\$9.32 BILLION

Sales Volume

\$1.06 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2025 – 12/31/2025.

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

SAMPLE OF RELEVANT PROJECTS

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WHY COLDWELL BANKER COMMERCIAL

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.



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THE PROPERTY

Mahoning Auto Shop
5202 Mahoning Avenue
Youngstown, OH 44515

SCOPE OF SERVICE

Coldwell Banker Commercial to represent Alexander's Diagnostic & Brake Service in the sale of Mahoning Auto Shop

MARKET INFO

An exceptional location both for business and life after-hours, Mahoning Auto Shop is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for \$1,500,000.00.

ABOUT COLDWELL BANKER COMMERCIAL

Coldwell Banker Commercial is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Youngstown area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises 161 offices and 3,300 professionals throughout the U.S.

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PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty is pleased to announce that Strategically positioned at the corner of SR 11 and Mahoning Avenue, 5202 Mahoning Avenue presents an excellent opportunity for an owner-user, automotive operator, investor, or developer seeking a highly visible commercial location in the Youngstown/Austintown market.

The property features an approximately 1,982-square-foot commercial building currently configured as a 4-bay auto repair facility, with an office area and customer waiting area. The property is reportedly zoned B-2, providing a commercial setting suitable for a range of potential business and redevelopment concepts, subject to applicable zoning and municipal approvals. Public property records also identify the site as a 1,982 SF retail/auto-shop property with B-2 zoning.

The corner location at SR 11 and Mahoning Avenue provides strong visibility and convenient access, making the site attractive for continued automotive use or repositioning for another retail or service-oriented use.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	1
Lot Size:	0.624 Acres
Building Size:	1,982 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	155	800	3,379
Total Population	310	1,552	6,645
Average HH Income	\$69,896	\$61,425	\$62,397

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The corner location at SR 11 and Mahoning Avenue provides strong visibility and convenient access, making the site attractive for continued automotive use or repositioning for another retail or service-oriented use.

Redevelopment Potential

Beyond its existing use, the property offers redevelopment potential for retail or other commercial applications. Its prominent corner positioning and commercial zoning create an opportunity for an investor or developer to explore a future redevelopment concept, subject to zoning, site-plan, access, parking, and municipal approvals.

Flexible Acquisition Options

The opportunity may be structured to accommodate different investment strategies: Purchase the real estate and continue operating the existing auto repair facility. Acquire the property for redevelopment and reposition the site for a new retail or commercial use. Purchase the existing automotive business while ground leasing the underlying land, providing an alternative structure for an operator seeking to control the business without acquiring the real estate. Owner-user opportunity for an automotive, service, or retail operator seeking a highly visible location. All zoning, permitted uses, redevelopment concepts, and development potential should be independently verified with the applicable municipality and authorities having jurisdiction.

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PROPERTY HIGHLIGHTS

- • ±1,982 SF building
- • 4 automotive service bays
- • Existing office and customer waiting area
- • B-2 commercial zoning
- • Corner location at SR 11 & Mahoning Avenue
- • Existing auto repair use
- • Retail/commercial redevelopment potential
- • Flexible purchase and ground-lease structure available
- • Suitable for owner-user, investor, automotive operator, or developer



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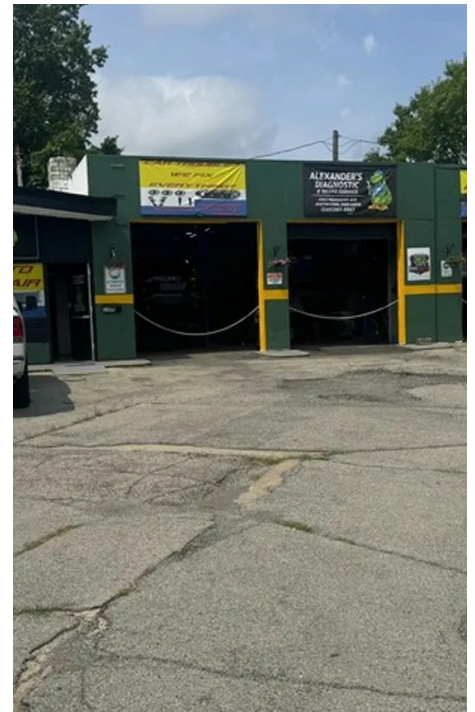


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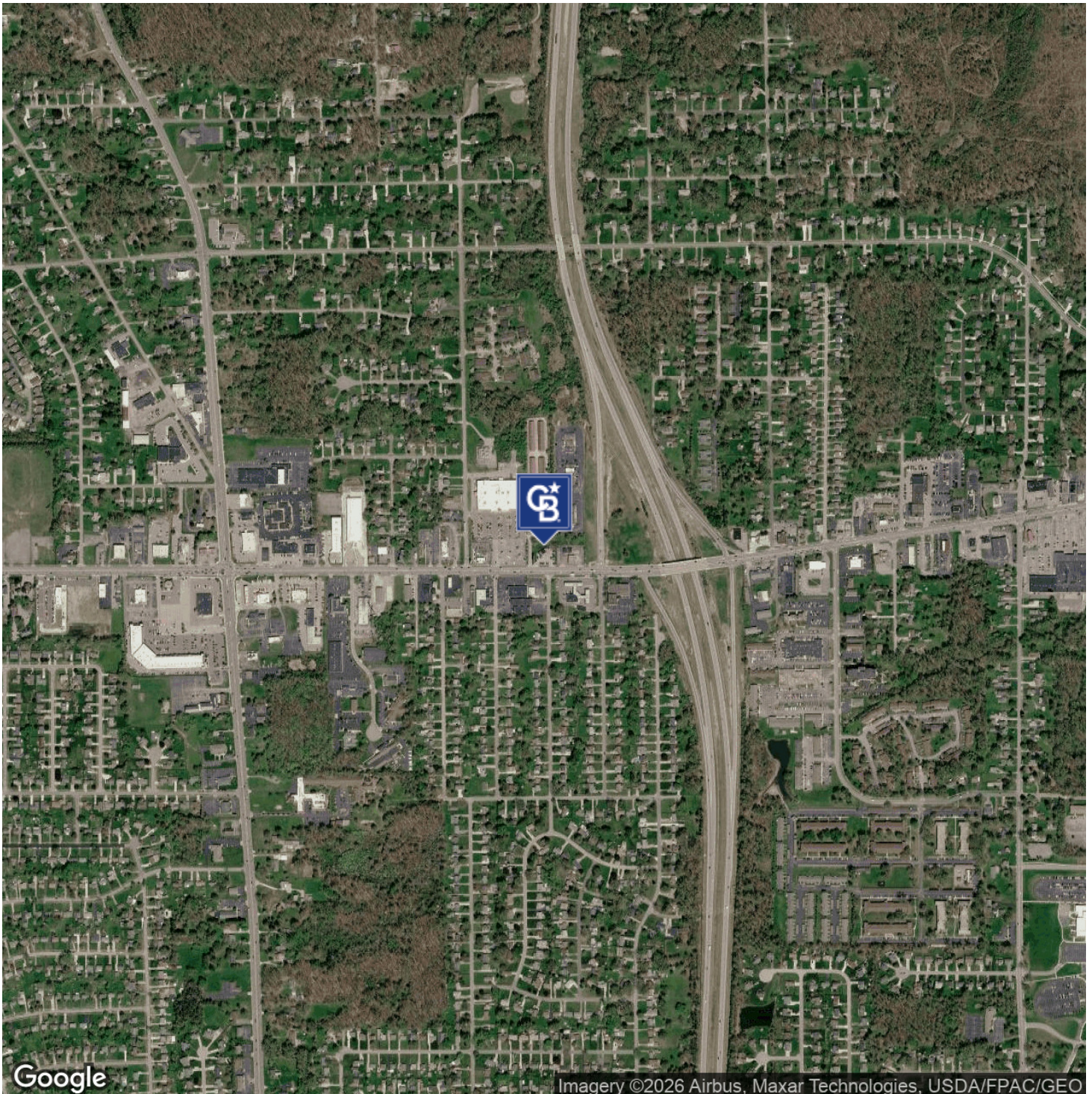


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INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
-	Alexander's Diagnostic & Brake Service	1,982 SF	100%	\$13.32	\$11	\$0.01	\$23,982	05/12/2026	05/31/2036
TOTALS		1,982 SF	100%	\$13.32	\$11	\$0.01	\$23,982		
AVERAGES		1,982 SF	100%	\$13.32	\$11	\$0.01	\$23,982		



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Price:	Subject to Offer	Bldg Size:	1,982 SF
Lot Size:	0.624 Acres	No. Units:	1



3605 MAHONING AVE

Youngstown, OH 44515

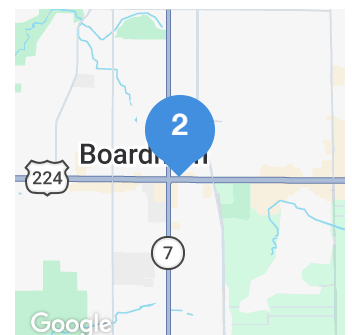
Price:	\$1,100,000	Bldg Size:	1,998 SF
Lot Size:	0.17 Acres	No. Units:	1
Year Built:	2004		



TAKE 5 OIL CHANGE

34 Boardman Poland Rd, Youngstown, OH 44512

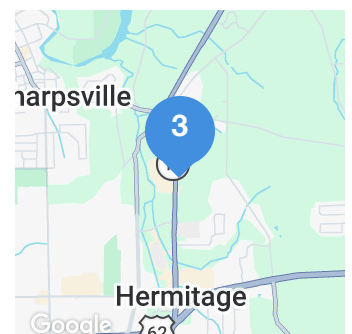
Price:	\$1,090,000	Bldg Size:	1,680 SF
Lot Size:	0.56 Acres	No. Units:	1
Cap Rate:	5.75%	Year Built:	2025



1180 N HERMITAGE RD

Hermitage, OH 16148

Price:	\$1,260,000	Bldg Size:	2,000 SF
Lot Size:	3.82 Acres	No. Units:	1
Cap Rate:	5.65%	Year Built:	2025



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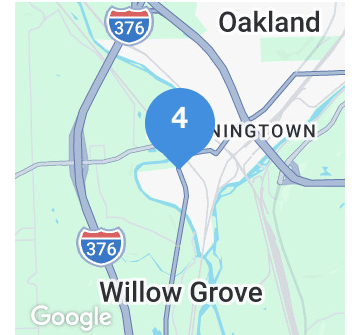
4



513 MONTGOMERY AVE

New Castle, PA 16102

Price:	\$1,200,000	Bldg Size:	2,631 SF
Lot Size:	2.16 Acres	No. Units:	1
Year Built:	1950		



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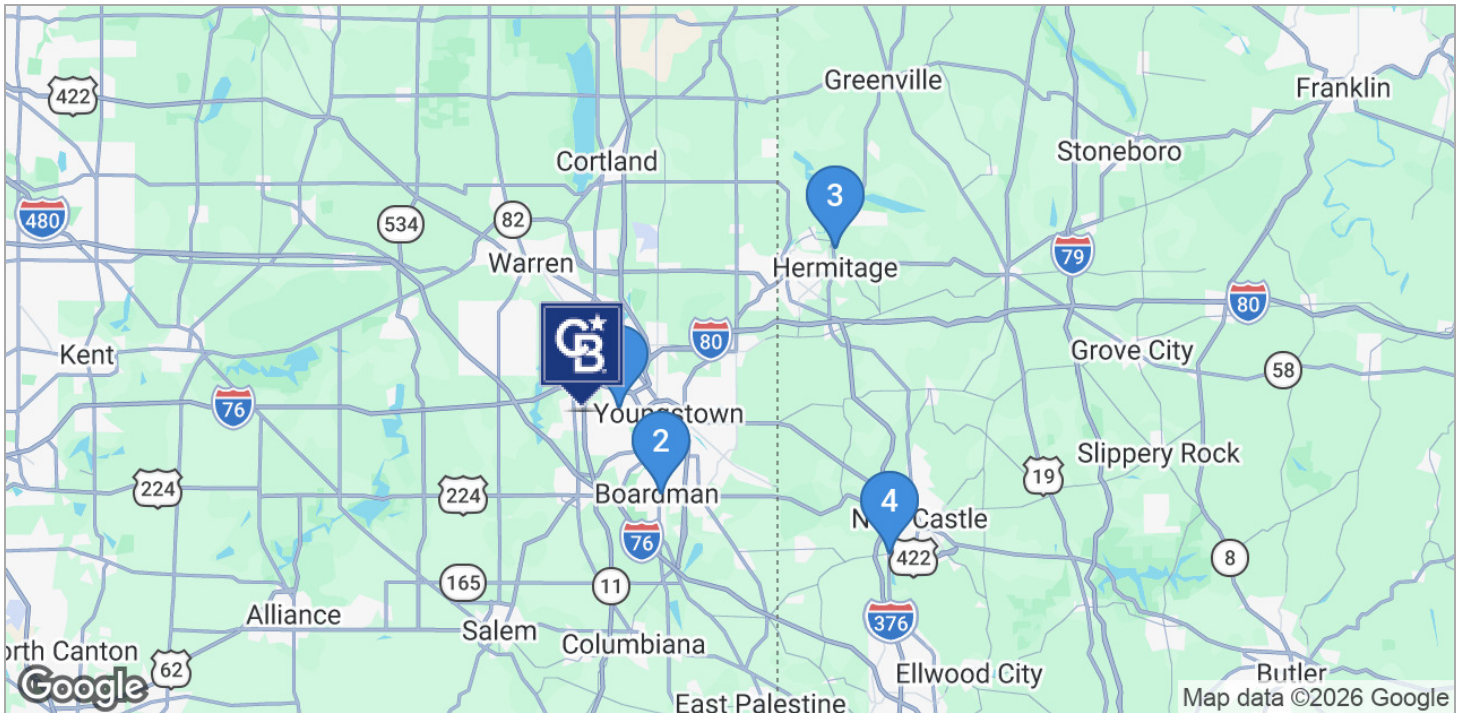


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	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	Mahoning Auto Shop 5202 Mahoning Avenue Youngstown, OH 44515	Subject to Offer	1,982 SF	0.624 Acres	1	-
1	3605 Mahoning Ave Youngstown, OH 44515	\$1,100,000	1,998 SF	0.17 Acres	1	-
2	Take 5 Oil Change 34 Boardman Poland Rd Youngstown, OH 44512	\$1,090,000	1,680 SF	0.56 Acres	1	5.75%
3	1180 N Hermitage Rd Hermitage, OH 16148	\$1,260,000	2,000 SF	3.82 Acres	1	5.65%
4	513 Montgomery Ave New Castle, PA 16102	\$1,200,000	2,631 SF	2.16 Acres	1	-
AVERAGES		\$1,162,500	2,077 SF	1.68 ACRES	1	5.70%

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Stabilized Value			
Year 5 NOI	\$76,803		
Exit Cap Rate	9.4%		
Gross Exit Value	\$817,056		
Selling Costs	\$16,341		
Net Sale Proceeds	\$800,715		
Initial Equity	\$1,864,038		
Unlevered Profit	-\$4,525,107		
Equity Multiple	0.43x		

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Uses

Land Acquisition	\$1,500,000
Building Hard Costs	\$2,100,000
Site Work	\$842,940
Soft Costs	\$441,441
Contingency	\$294,294
Developer Fee	\$147,147
Total Development Cost	\$5,325,822

Sources

Construction Loan	\$3,461,784
Sponsor Equity	\$1,864,038
Total Sources	\$5,325,822

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PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

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