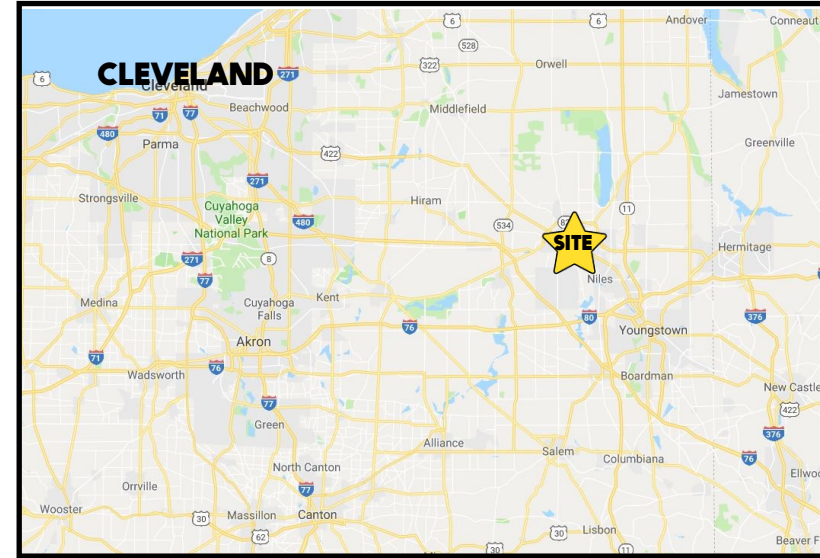


LOCATION

100-106 N Park Ave, Warren, OH 44481



HIGHLIGHTS

- Iconic building on SE Corner of Warren Courthouse Square
- 5,500 SF of retail on first floor with large windows
- 5,500 SF dry basement, a newer boiler for building, and a 12 year old roof.
- Second floor has 3 office spaces + 1 apartment
- Third floor apartments, always occupied, Landlord pays heat and water.
- Just a block from Robins Theater and Warren Amphitheater, surrounded by restaurants, vibrant festivals, and events in Courthouse Park.

CONTACT

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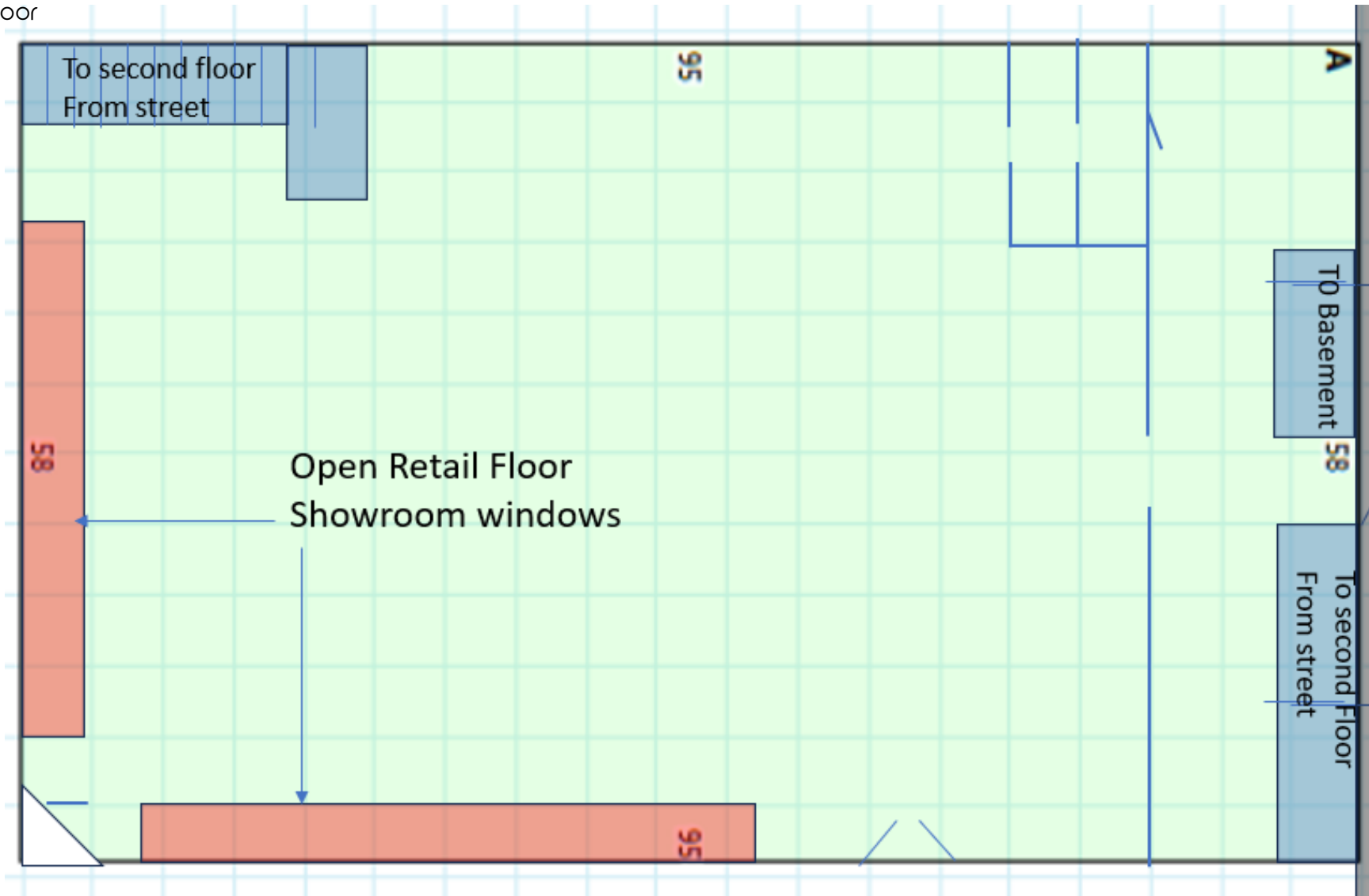
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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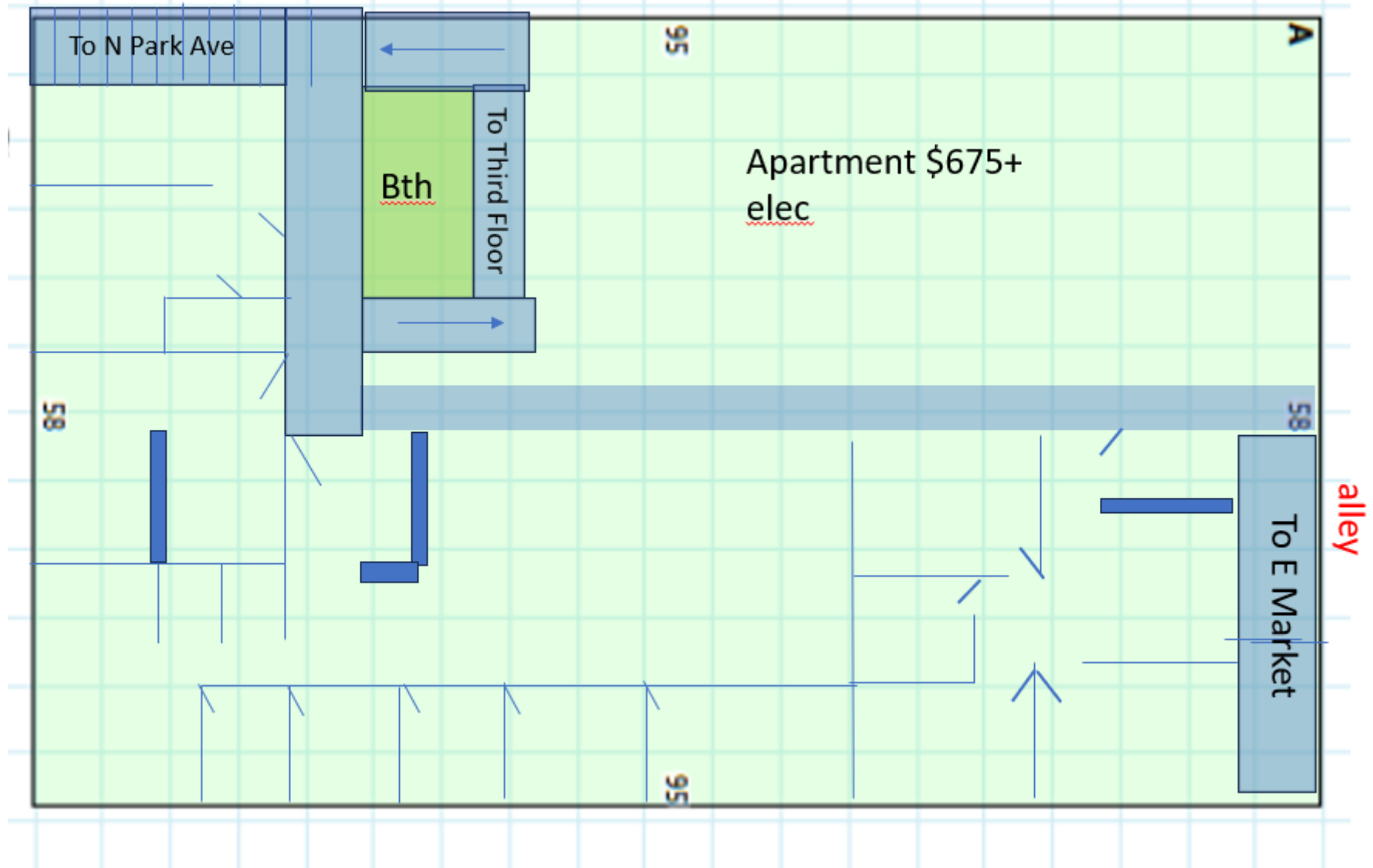
First Floor



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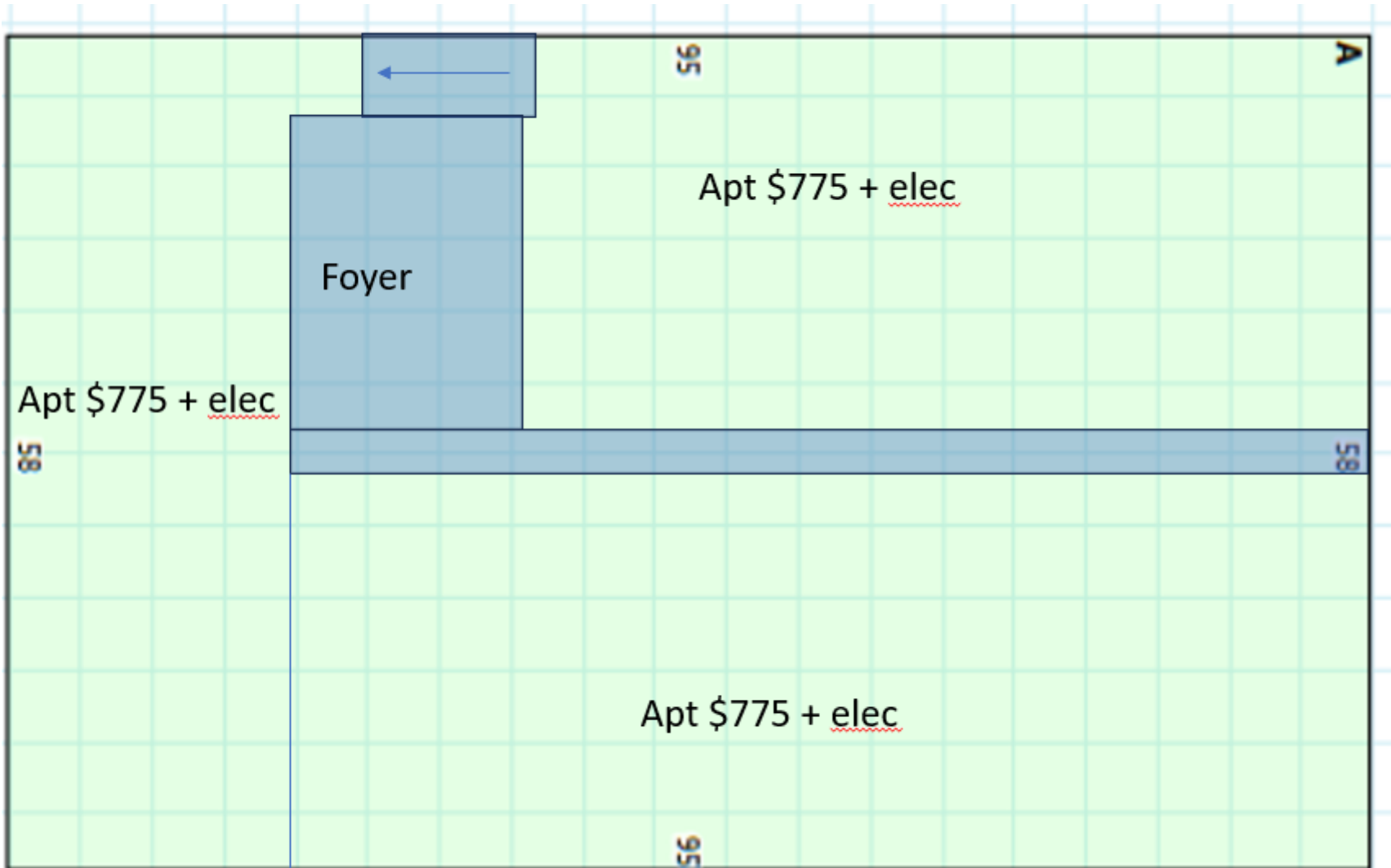
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Second Floor



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Third Floor



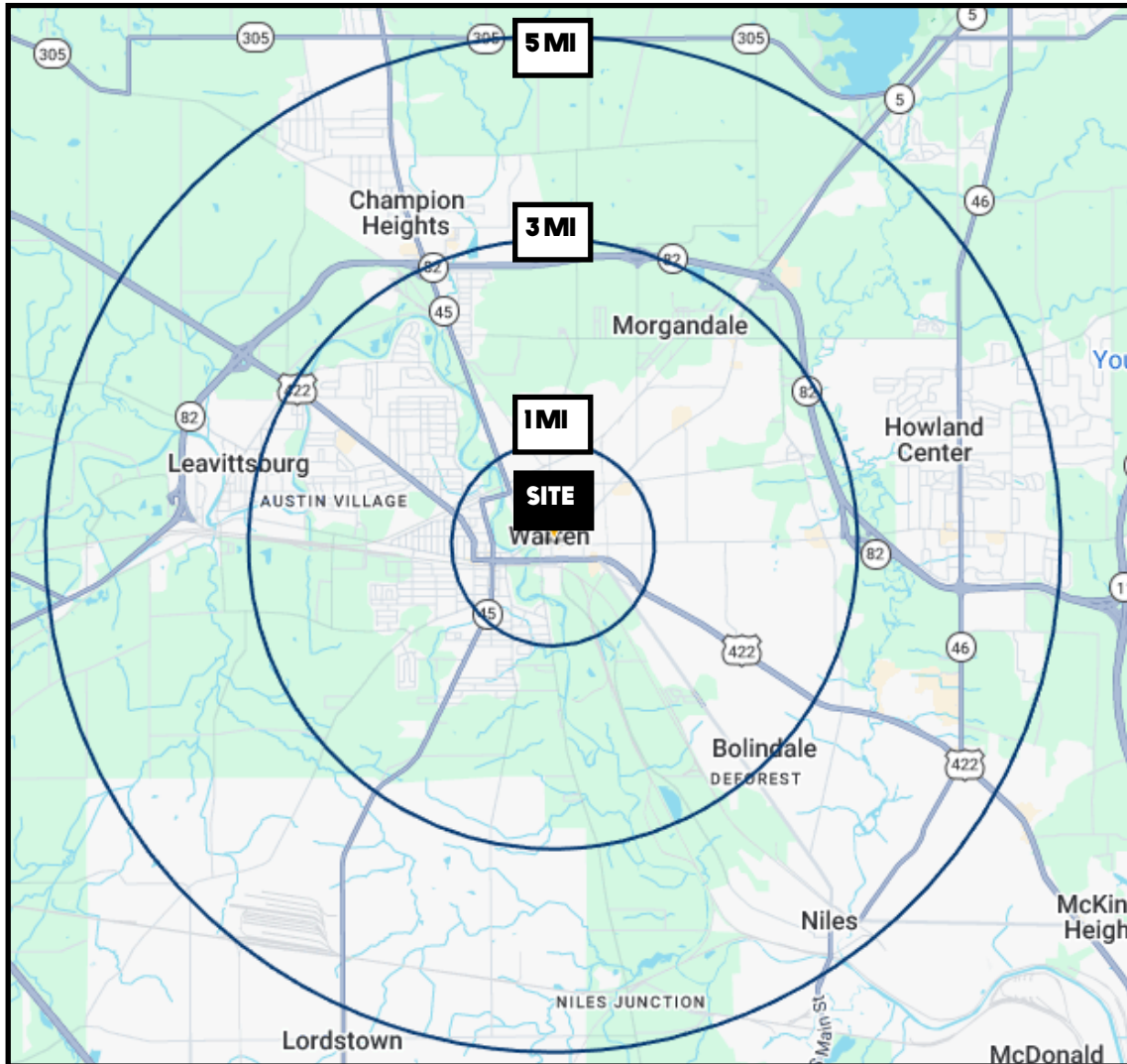
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| DEMOGRAPHICS | 1 MI | 3 MI | 5 MI |
|--------------------------|----------|----------|----------|
| POPULATION | 8,416 | 48,317 | 82,613 |
| HOUSEHOLDS | 3,377 | 20,491 | 35,549 |
| MEDIAN AGE | 37 | 40 | 42 |
| AVERAGE HH INCOME | \$32,913 | \$51,743 | \$62,952 |

SITE INFORMATION

| | |
|--------------------------|---|
| LOCATION | Warren City Trumbull County |
| PARCEL | 39-251890 |
| PROPERTY TYPE | Retail/Office/Multifamily |
| YEAR BUILT | 1912 |
| SIZE | 16,530 SF over 3 floors + full basement |
| REAL ESTATE TAXES | \$3,147/year |
| PRICE | \$475,000 |

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