



SALE
2403 Mahoning Avenue

2403 MAHONING AVENUE
 Youngstown, OH 44509

PRESENTED BY:

BRAD WEIDMAN

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JODY KAPADIA

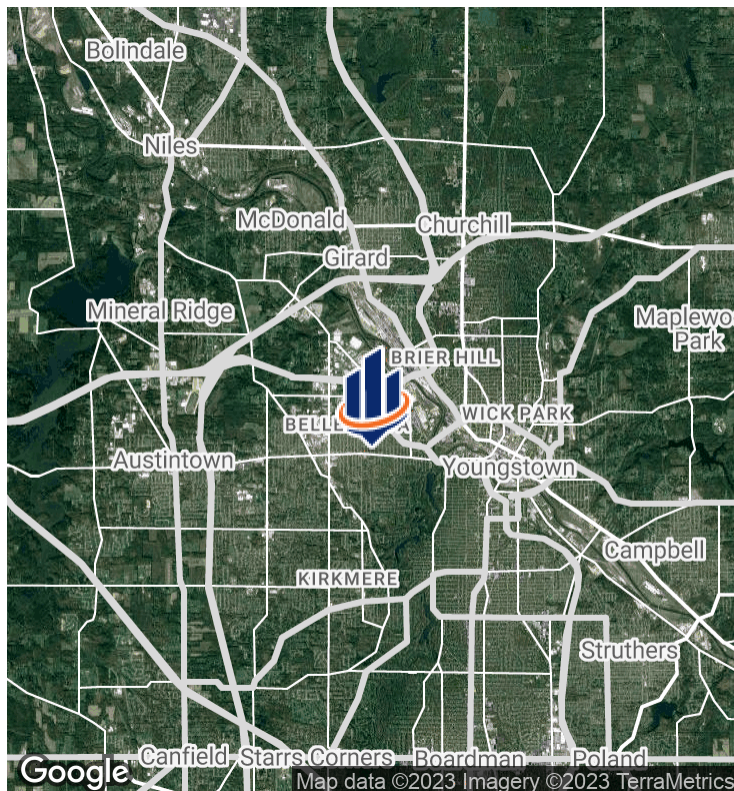
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OH #2001009363



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$179,900
BUILDING SIZE:	1,437 SF
LOT SIZE:	+/- 0.72 Acres
PRICE / SF:	\$125.19
YEAR BUILT:	1958

PROPERTY OVERVIEW

This approximate 0.72 acre corner lot has 184' of frontage and is currently being used as an auto sales and repair shop. Situated on Mahoning Avenue, the property has easy access to both I-680 and OH-11. The structure has two bays with hydraulic jacks, air compressors, tire machine, and most of the tools can be included in the sale. Additional land is available to purchase allowing the purchaser flexibility to expand. There is a trailer on-site and it can stay with the property for extra storage or the owner is happy to remove it.

PROPERTY HIGHLIGHTS

- Corner Lot with Exceptional Frontage
- Signage on Mahoning Ave
- Easy Access to Both I-680 & OH-11
- Extra Lots Available
- Most Tools Included in Sale

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ADDITIONAL PHOTOS



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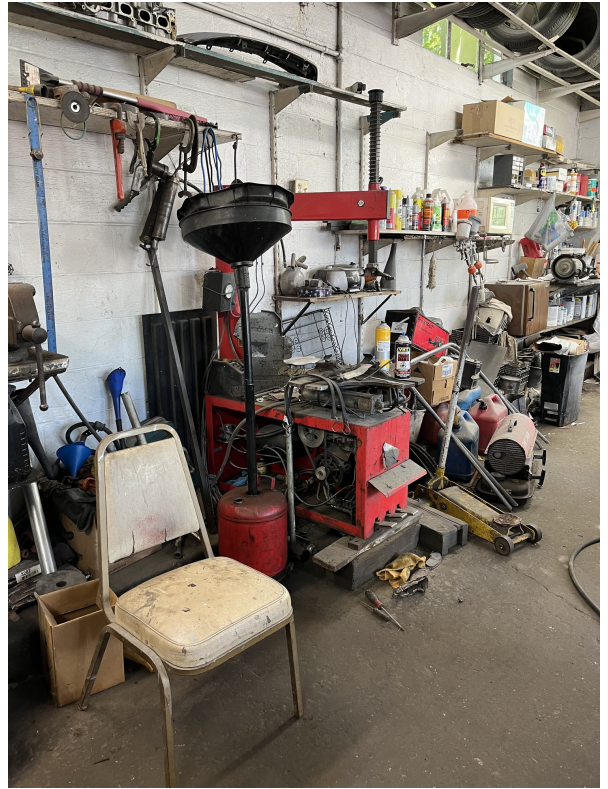
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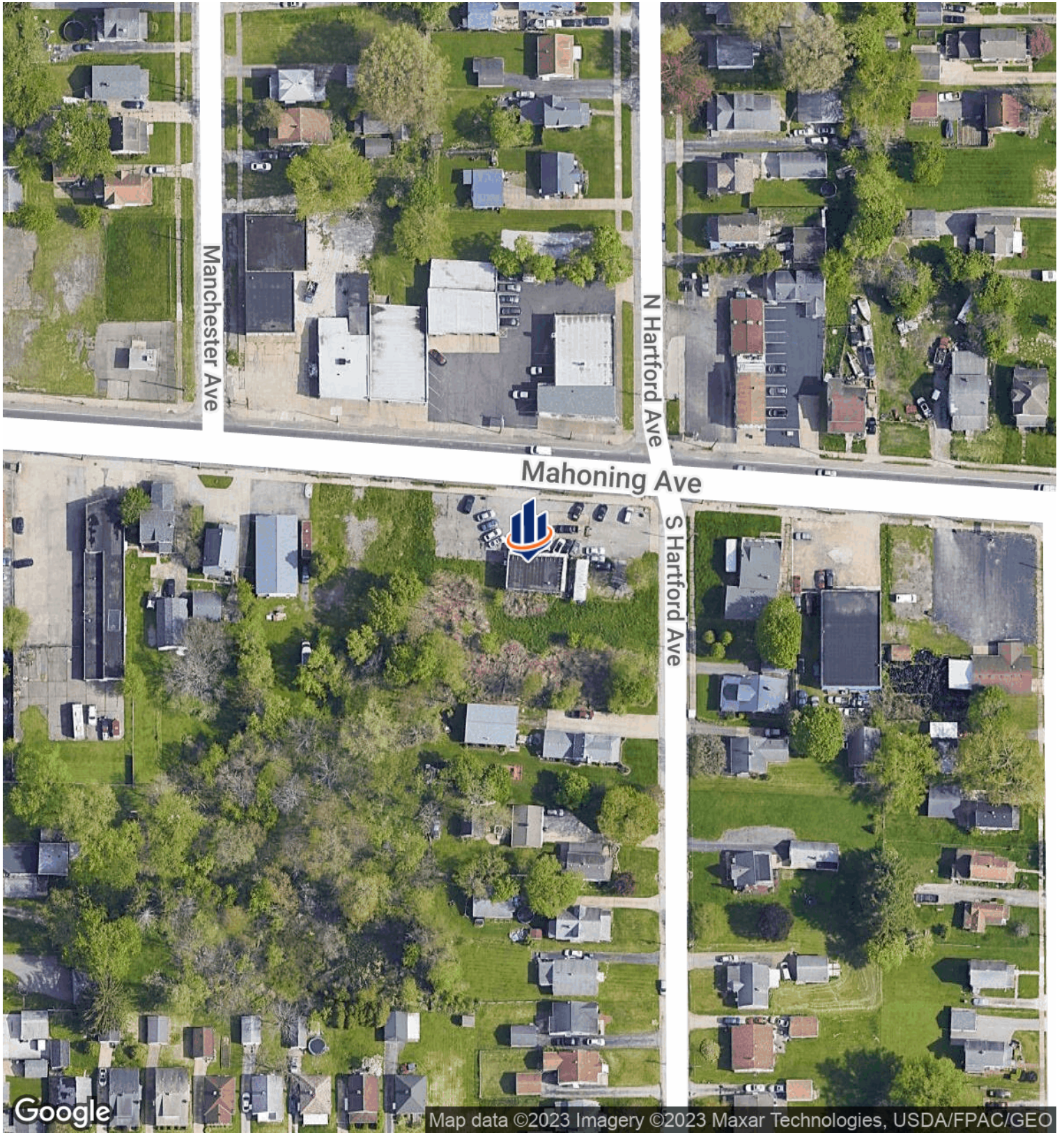
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LOCATION MAP



Google

Map data ©2023 Imagery ©2023 Maxar Technologies, USDA/FPAC/GEO

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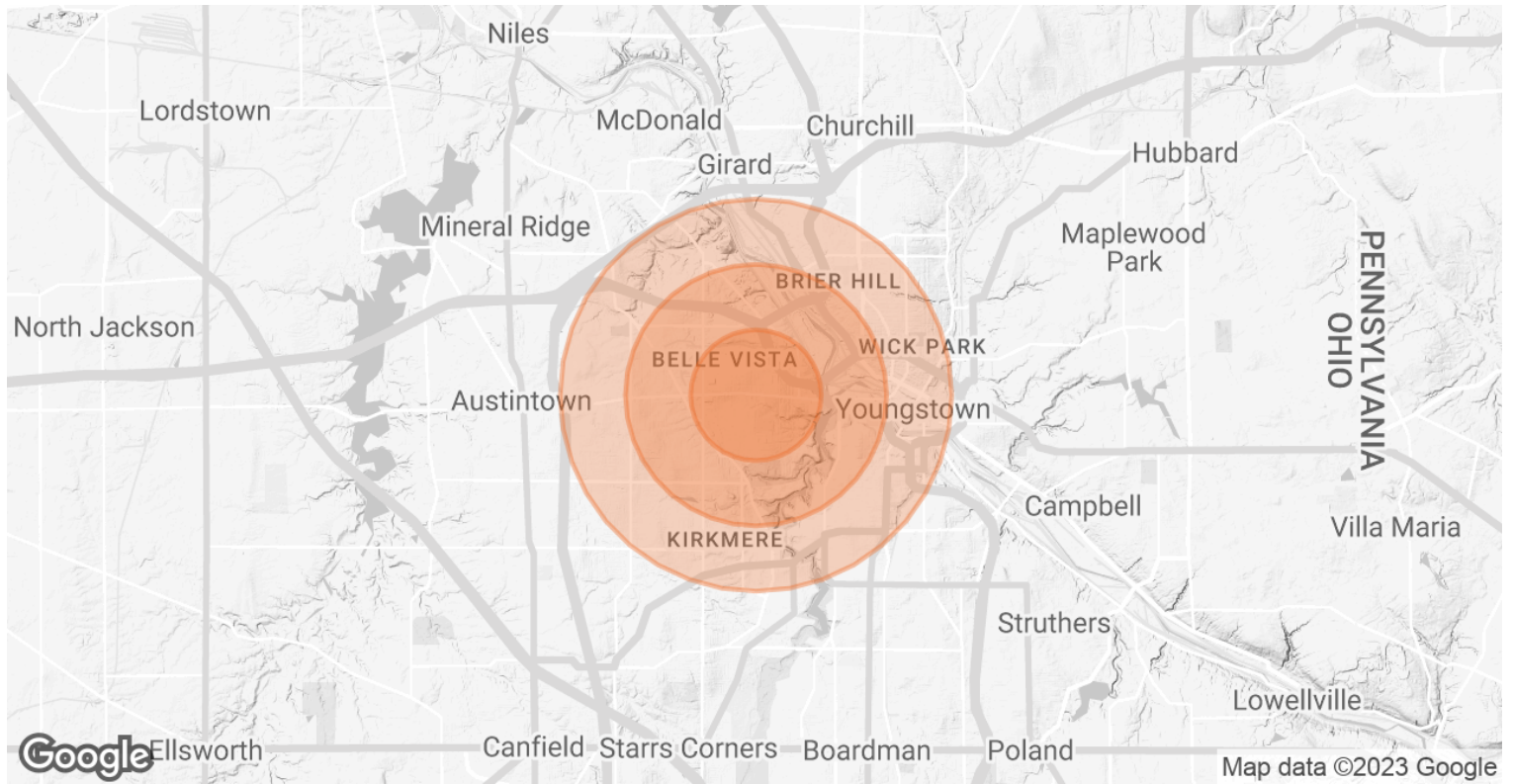
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	8,917	25,250	56,299
AVERAGE AGE	39.3	39.3	41.6
AVERAGE AGE (MALE)	36.7	36.5	38.6
AVERAGE AGE (FEMALE)	40.6	41.5	44.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	4,714	12,901	29,962
# OF PERSONS PER HH	1.9	2.0	1.9
AVERAGE HH INCOME	\$41,307	\$41,285	\$41,295
AVERAGE HOUSE VALUE	\$56,991	\$61,984	\$63,136

* Demographic data derived from 2020 ACS - US Census

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