

ROUTH-HURLBERT

Brokers of Business Real Estate

Investment Property

For Sale - on US 422

4365 Youngstown-Warren Rd., Warren, Ohio 44484



Site

Acres 0.798
Parcel (44-205084) 113 frt ft
On Site Parking (43) 15 spaces in the front,
28 spaces in the rear,
2 handicap spaces

Structure

Year Built 1985, 1991
Floor Space 6,960 SF
Construction Textured Block
Roof Type Rubber Membrane
Lighting Fluorescent
HVAC 6 Rooftop Gas Units / Forced Air
Hot Water Tanks (3) 20 / 20 / 65 Gal

Rental Income

Fred Astaire Dance Studio \$2,700/mo \$32,400
lease has 2.5 years left

Insurance Office 5 yr Avg \$450/mo \$ 5,400
5 year lease with yearly increases of \$50/mo

2,400 SF Available \$1,600/mo \$19,200
665 SF Leased Office Space \$500/mo \$ 6,000

Annual Income Potential \$63,000

2015 Expenses (Approx.)

Water & Sewer (City) Paid by Owner
Gas (Dominion) Paid by Tenants
Electric (Ohio Edison) Paid by Tenants
Taxes \$5,989

1 June 2016



Gris
Hurlbert

Exclusively Listed by:

ROUTH-HURLBERT

Brokers of Business Real Estate

8031 East Market Street; Warren, Ohio 44484



Dan
Crouse

330.306.0503

Information from resources believed to be reliable, but not guaranteed

Fax 330.306.0553

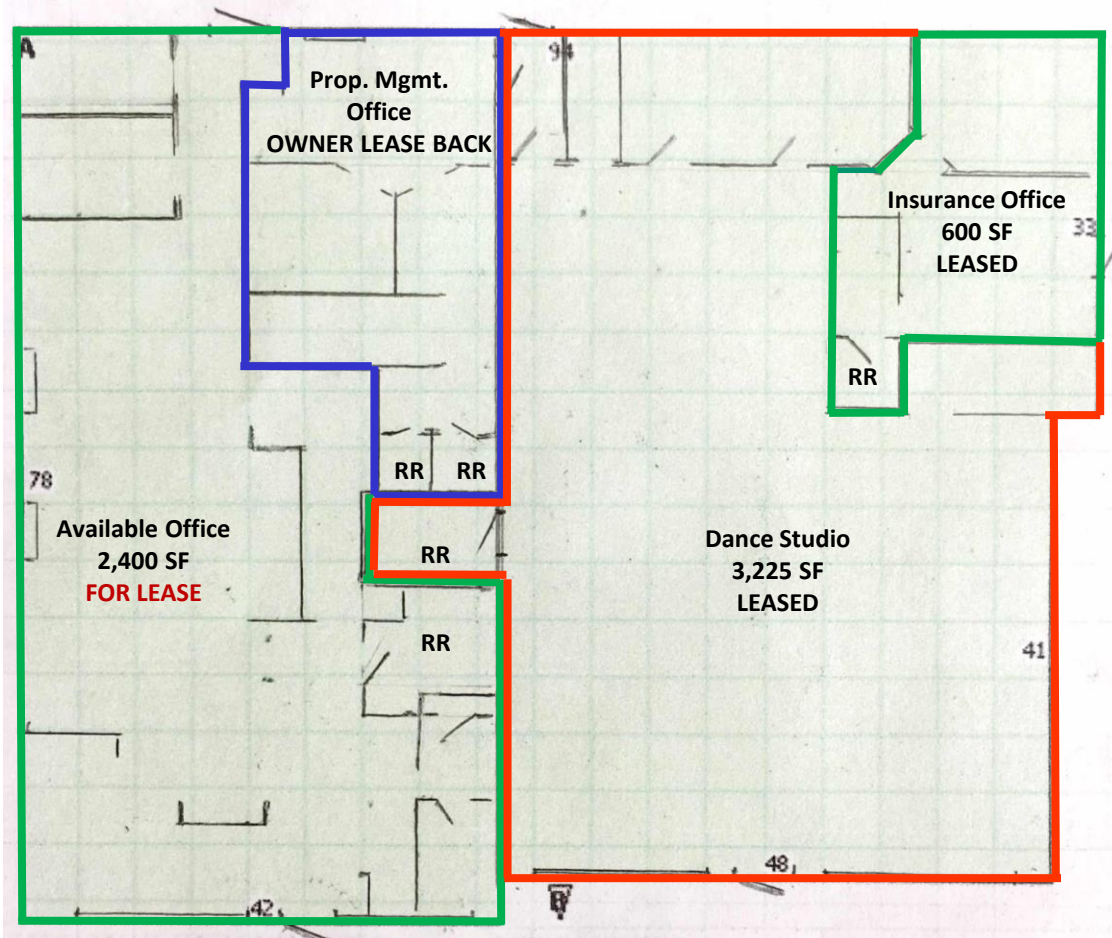
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From 4365 Youngstown-Warren Road:

| | |
|---------------------------|--------------|
| Eastwood Mall Complex: | 0.5-1.6 mile |
| Warren Courthouse Square: | 3.1 miles |
| Howland Corners: | 3.0 miles |

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