

REAL ESTATE

AUCTION

JULY
23

Out-Of-State Ownership Orders Immediate Sale!
INCOME PRODUCING INDUSTRIAL OPPORTUNITIES



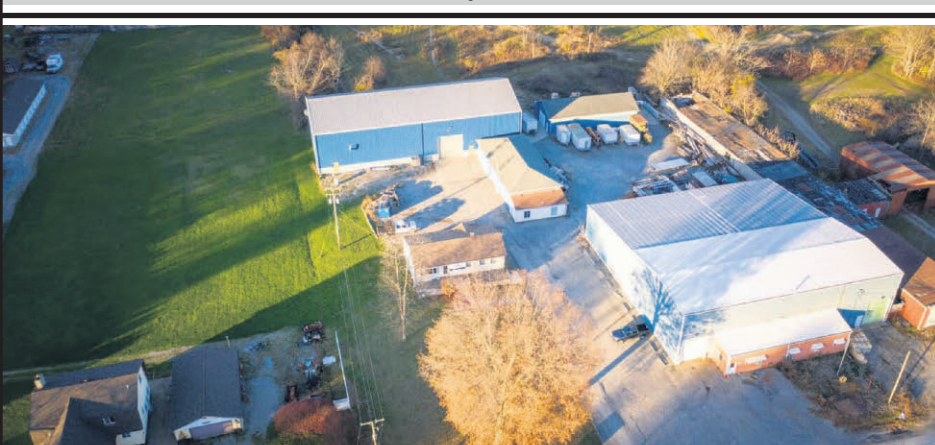
117 North Ave., Youngstown, OH

BIDDING TO COMMENCE AT ONLY \$675,000!

Cash producing and close proximity to major highway system. NOI; \$240,000. 167,366 SF, 5-story industrial facility offers many possibilities, 2.27 Acres, truck docks, freight elevators, newer roof & updated fire suppression system. 17 tenants with flexible terms which gives ownership opportunity for redevelopment. Additional land for outside storage or expanded parking.

OPEN HOUSES:

THURSDAY JULY 9, 11:00-12:00 NOON



6150 Center Rd., Lowellville, OH

BIDDING TO COMMENCE AT ONLY \$375,000

Income producing & 100% occupied. NOI; \$78,000. 2 tenants since 2016 and 2021. Multi-building industrial complex, totaling more than 26,000SF on 2.28 Acres, offering high ceilings, 5 & 25-ton cranes, heavy power and outside storage. Located near the border of Pennsylvania and positioned for businesses to capitalize on the manufacturing markets of Youngstown, Pittsburgh, Akron and Cleveland.

OPEN HOUSES:

THURSDAY JULY 9, 1:00-2:00 PM

 **CHARTWELL**
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