

**Property for Sale**

**Location:**

Street Address: 871 North Canfield-Niles Road (S.R. 46 & I-80)

City/State: Austintown, OH

County: Mahoning

**Property Information:**

Lot 1: Property Size: Frontage 206 feet    Depth 250 feet    Acres 1.18

Building:    Yes    No

Size of Building: 1,000 square feet

Zoned: Commercial

Environmental Status: Fully Remediated

**Access to:**

City Water: Yes No    Sewer: Yes No    Gas: Yes No    Electricity: Yes No

**Market Area:** This is a commercial area located off of a highly traveled route, I-80. The Auto Truck Plaza located behind the property creates a flow of traffic.

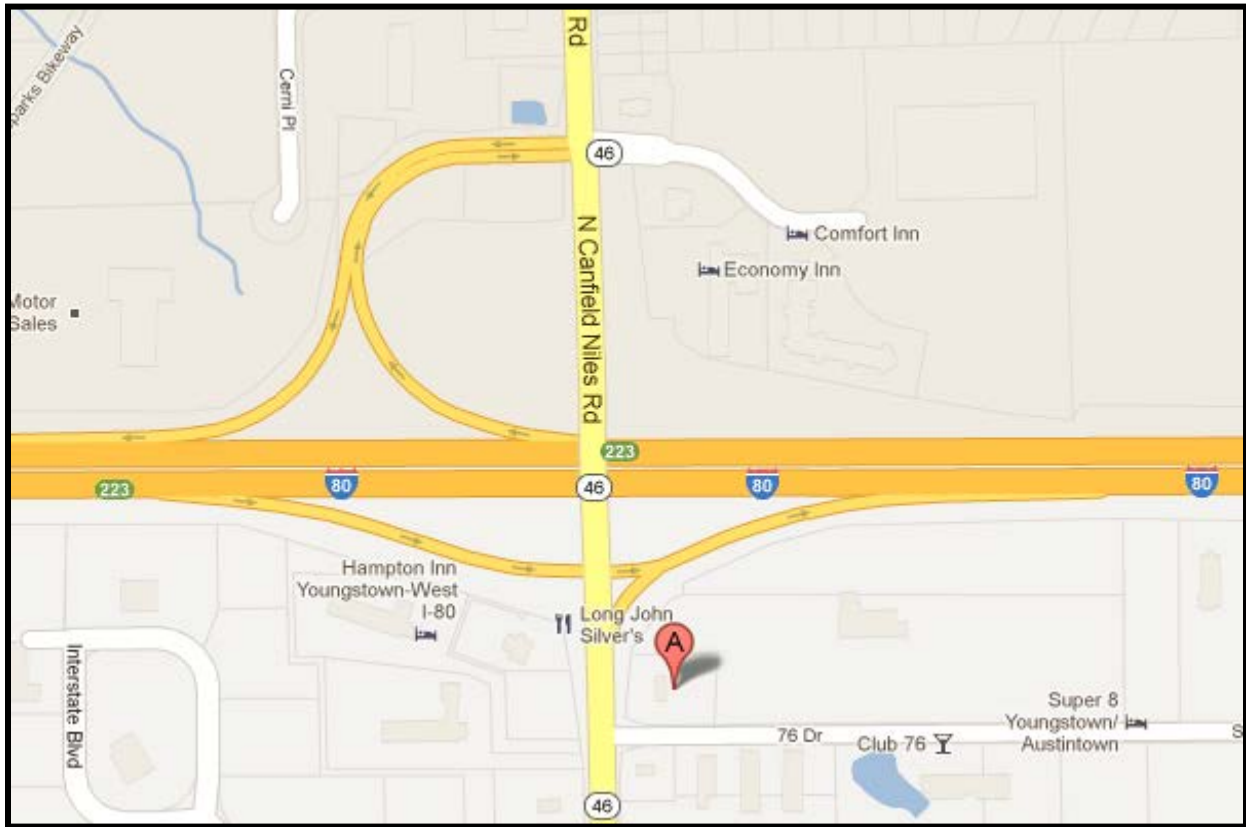
Identify Adjoining Owners/Uses: **North-** I-80. **East-** Auto Truck Plaza. **South-** Starbucks, Subway, Taco Bell, Long John Silver's. **West-** Best Western Inn, Hampton Inn, BP Gas Station.

**ASKING PRICE:**

**Lot 1 (1.18 Acres):            \$550,000**

**Additional Property Detail:** The lot is located on the corner of Canfield-Niles Road and 76 Drive, en route to the town of Austintown. This is a high visibility, high traffic location, and would be ideal for a variety of businesses.

**PROXIMITY MAP**



**PROPERTY DIAGRAM**



Information deemed to be correct – accuracy not warranted

**PICTURE**

