



EXCELLENT OWNER/OCCUPIER OPPORTUNITY

**BUILDING SIZE:**

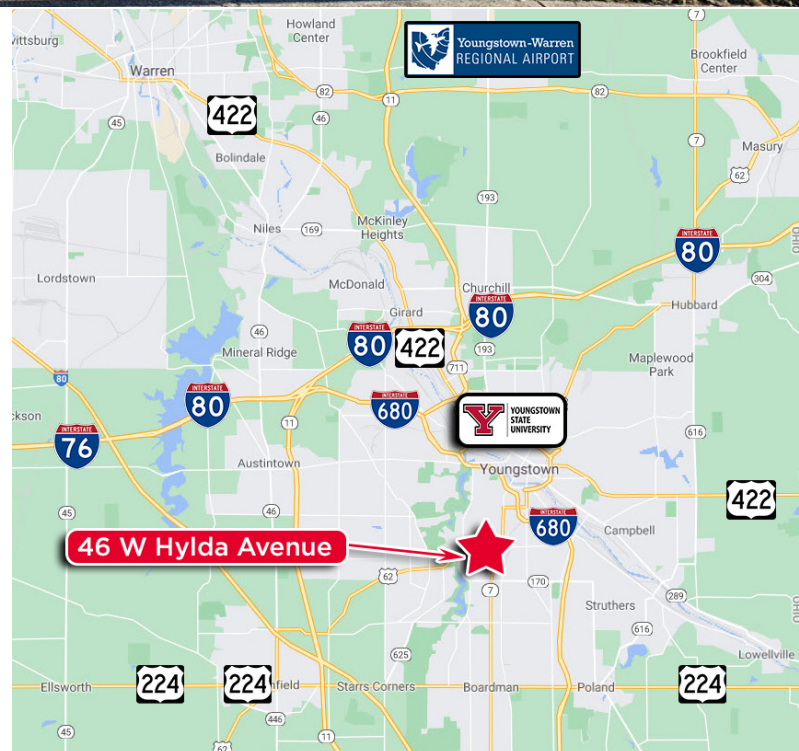
2,812 SF

**SALE PRICE:**

\$49,750.00

**PROPERTY FEATURES:**

- Single-story, owner/occupier opportunity
- Masonry construction
- Approximately 15.3 miles or 29 minutes to Youngstown-Warren Regional Airport
- Easy access to I-680
- Motivated seller







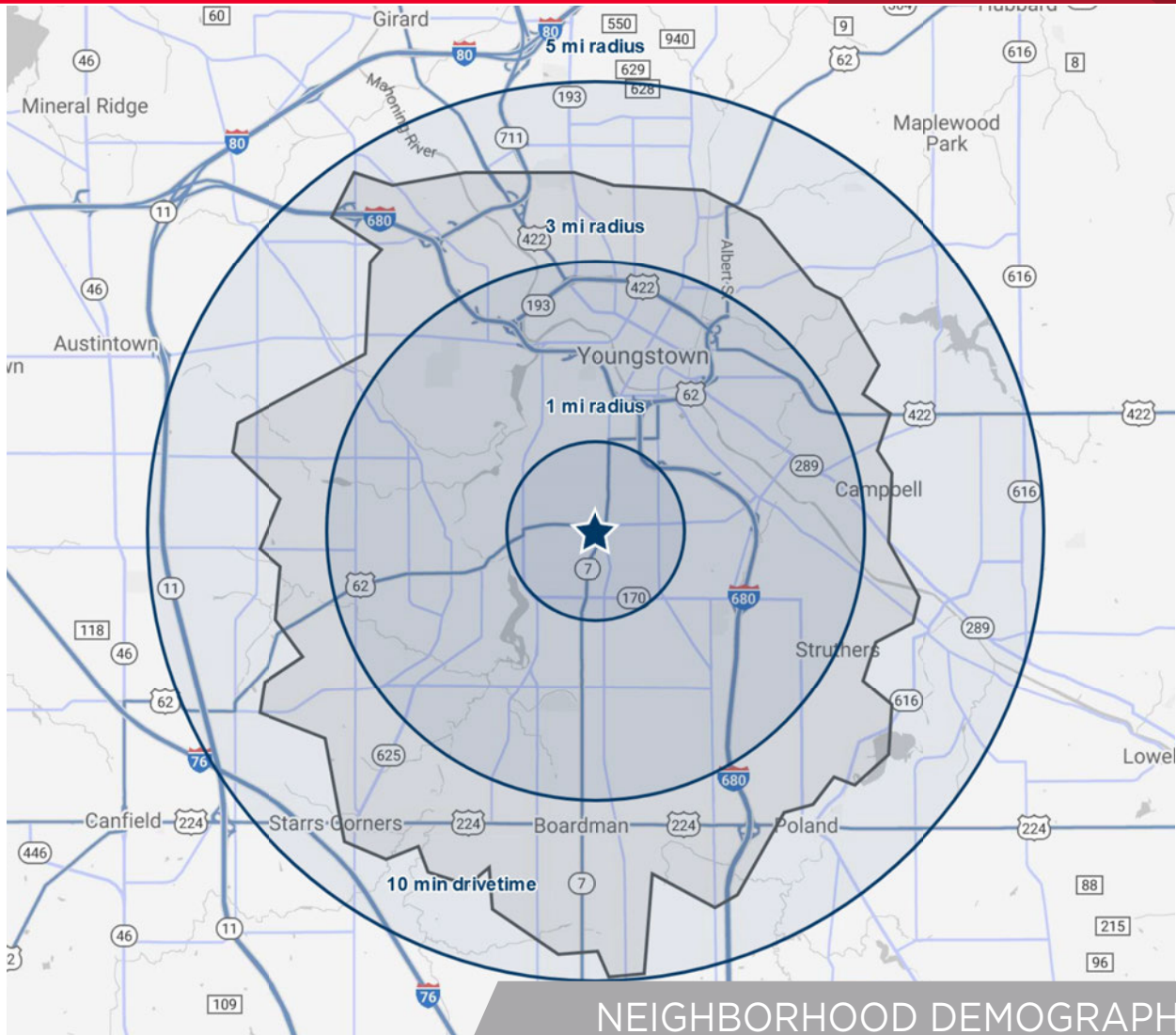
**46 W. HYLDA AVENUE**

Youngstown, Ohio 44507






**FOR SALE**







### NEIGHBORHOOD DEMOGRAPHICS

					
	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	AVERAGE HH INCOME	DAYTIME POPULATION
1 Mile	11,525	4,487	\$27,279	\$36,108	3,391
3 Miles	66,112	27,548	\$41,140	\$54,995	27,588
5 Miles	153,583	63,744	\$44,833	\$62,566	63,419
10 Minute Drive	104,249	43,630	\$44,058	\$59,765	47,860

**BILL SALTZMAN, CCIM, SIOR**

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