

EXECUTIVE OFFICE BUILDING FOR SALE OR LEASE



**2445 Belmont Ave.
Youngstown, Mahoning County, OH**



AREAS

Approximately 44,019 square feet of office space located on 2 levels with elevator. 130 employee parking in rear and 22 visitor parking in front. Parking lot expansion possible.

- ◆ First Floor 19,584 sq. ft.
- ◆ Second Floor 24,435 sq. ft.

TRAFFIC COUNT

32,000 cars per day as per EDATA.

1/4 mile from highway SR7-11 interchange to I-80 & I-680 has provided excellent transportation to both Youngstown & Warren CBD.

CONSTRUCTION

Steel frame construction to commercial office standard.

Southern half of building year 1965.

Northern half of building year 1980.

LAND

Approximately 3.59 acres.

REAL ESTATE TAXES

\$38,254.72/Year 2014

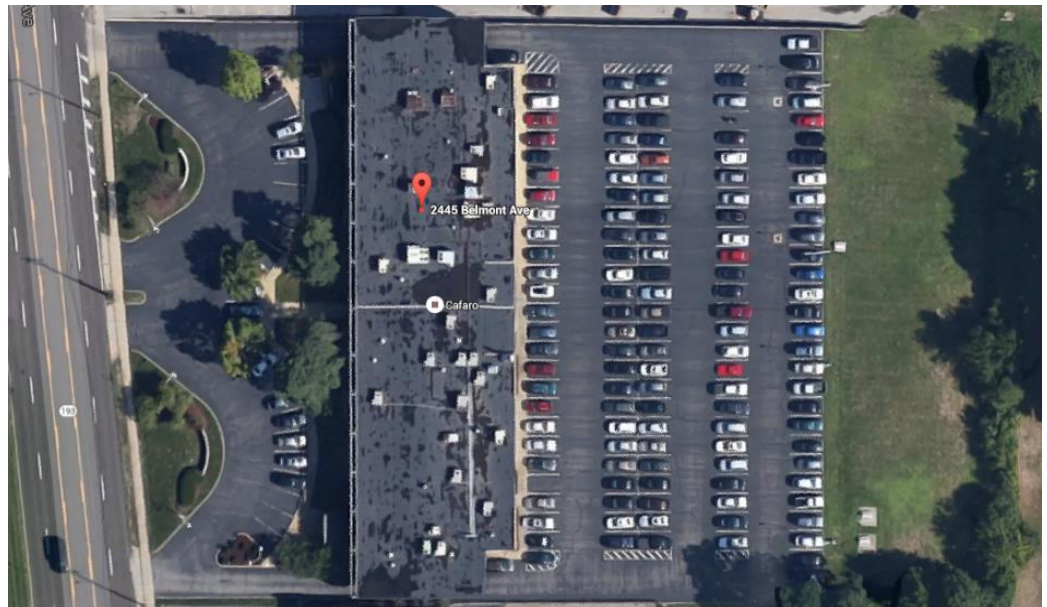
LEASE PRICE

\$9.00 per s.f. per annum
triple net (NNN).

May divide

SALE PRICE

\$2,600,000



Contact: Edward J. Lewis, Inc. Real Estate Consultants/Appraisers

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12/18/2015

ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED