

# FOR SALE: Retail Investment Property Youngstown

5918-5930 Market St, Youngstown, OH 44512

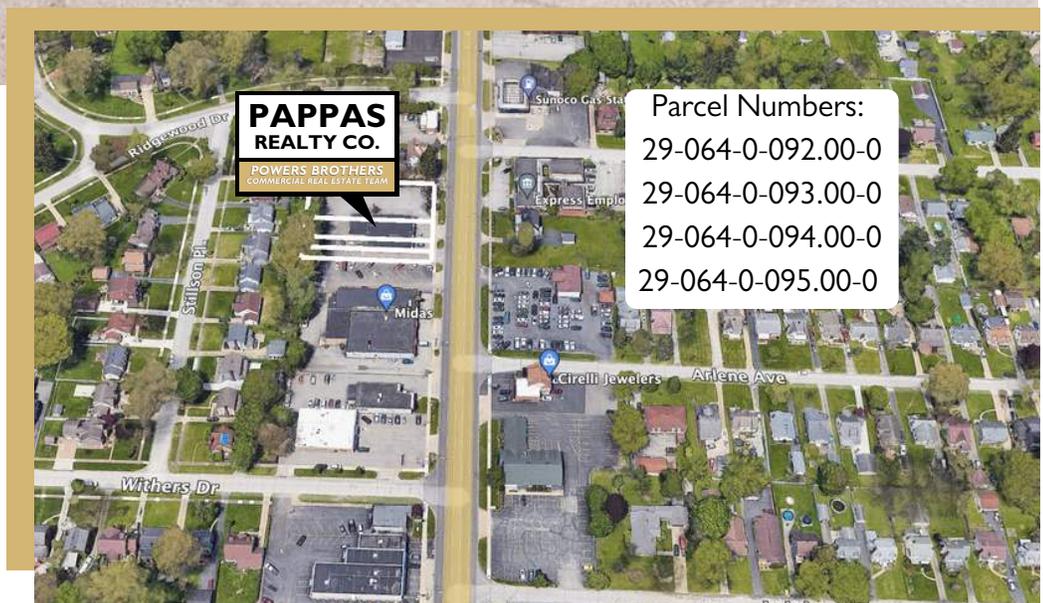
## Summary

Sale Price:	<del>\$340,000</del> <b>NOW \$300,000</b>	Garages:	<b>2 Overhead Doors</b>
Building Size:	<b>5,684 SF</b>	Configuration:	<b>3 Retail Storefronts</b>
NOI:	<b>\$32,056</b>	Taxes:	<b>\$7,792/YR</b>
Price Per SF:	<b>\$53/psf</b>	Zoning:	<b>NMB</b>
Lot Size:	<b>.70 Acres</b>	Cap Rate:	<b>10.7%</b>



## Details

Investment property offered at an 10.7% cap rate with well established long-term tenants. Located on the west side of Market St just South of Ridgewood Dr. Currently occupied by 2 tenants, but a true 3 unit retail plaza. Low maintenance exterior, separately metered utilities and ample



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parking  
**PAPPAS REALTY CO.**

**Patrick Powers**  
President, Broker, REALTOR  
330.990.1839  
pat@pappasrealtyco.com

**Stephen Powers**  
Vice President, REALTOR  
330.990.1838  
steve@pappasrealtyco.com

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**Max Auto Real Estate LLC.**  
**Consolidated Operating Statement** 339  
December 2024

	Current Month	Year To Date
<b>Revenue</b>		
4000 OHIO RENTAL INCOME	\$3,060.00	\$36,720.00
4030 OH CAM Charges Income	\$721.24	\$8,654.88
<b>Total Revenue</b>	<b>\$3,781.24</b>	<b>\$45,374.88</b>
<b>Operating Expenses</b>		
5220 HVAC Repairs	\$0.00	-\$85.00
5230 Plumbing Repairs	\$0.00	-\$125.00
5240 Electrical Repairs	-\$287.76	-\$287.76
5310 Water & Sanitation	-\$209.55	-\$894.02
5500 Real Estate Taxes	\$0.00	-\$8,047.00
5520 Building Insurance	\$0.00	-\$3,880.00
<b>Total Operating Expenses</b>	<b>-\$497.31</b>	<b>-\$13,318.78</b>
<b>Net Income (Loss)</b>	<b>\$3,283.93</b>	<b>\$32,056.10</b>

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## Rent Roll

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Max Auto Real Estate LLC.

Rent Roll  
April 2025

Unit #	Unit Status									
Tenant Name	Lease Status	Lease Start Date	Lease Expires	Last Move Out	Tenant Rec Chgs	Tenant Dep Held	Charges MTD	Payments MTD	Last Payment	Balance Due
<b>Property: #339 5918-5930 Market St 5918-5930 Market Street</b>										
339 01	Occupied									
Torrie Trella's Academy	Normal	08/04/2004	07/31/2025		\$1,723.00	\$900.00	\$0.00	\$0.00	03/06/2025	-\$56.80
339 02	Occupied									
Labor Ready Mid-Atlantic	Normal	07/01/2001	06/30/2025		\$1,973.24	\$1,800.00	\$0.00	\$0.00	03/28/2025	-\$1,973.24
<b>TOTAL FOR PROPERTY # #339 5918-5930 Market St</b>										
Total For The 2 Unit(s)					\$3,696.24	\$2,700.00	\$0.00	\$0.00		-\$2,030.04
<b>TOTAL FOR ALL PROPERTIES</b>										
Total For The Tenant(s)					\$3,696.24	\$2,700.00	\$0.00	\$0.00		-\$2,030.04

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