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Youngtown Impact Fees for a 100,000 sqft commercial building on this site would be $30,850 which will save $704,908 in developmental costs when compared to neighboring Peoria.

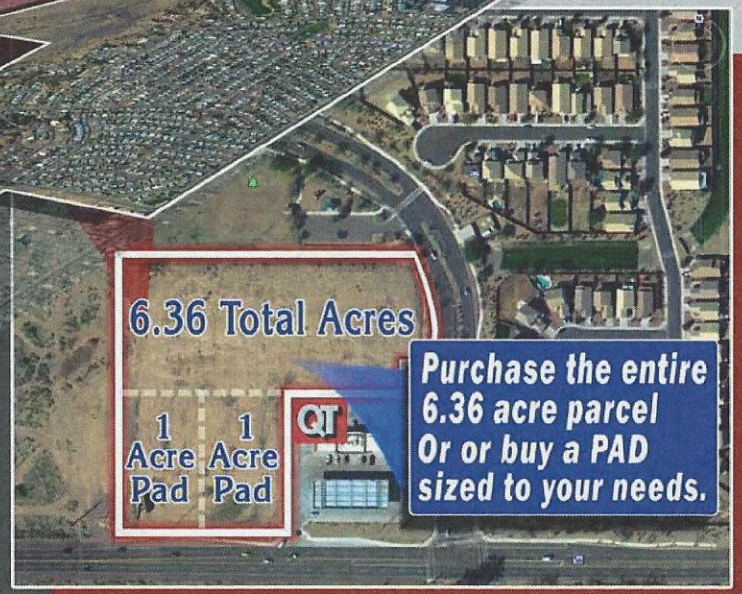
This 6.36 acre commercial site (277.107 sqft) has the economic advantages that make this property "The Buy of the Year".

The city of Youngtown will permit a developer to utilize two adjacent parcels for parking and landscaping, totaling 37,057 sqft "At No Cost"!

The site is designed to allow rain to sheet flow off the parcel to adjacent retention areas, eliminating any requirements for on site water retention. This creates approximately 55,930 additional sqft of buildable area.

Improvements to the property valued at $433,808 , have already been completed.

The combination of these unique factors lower the effective cost to $.30 per square foot.



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