

ABSOLUTE AUCTION

THURSDAY, JUNE 26, 2025, 1:00 PM



COMMERCIAL REAL
ESTATE & BUSINESS



LIVE AUCTION WITH ONLINE BIDDING

LOU'S BEER & WINE
CELLAR, WELL-MAINTAINED
COMMERCIAL BUILDING
ON 1 ACRE

ALSO SELLING VACANT LOT
ACROSS STREET

2975 S. CANFIELD-NILES RD.,
YOUNGSTOWN, OH 44515
(AUSTINTOWN)



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Information is believed to be
accurate but not guaranteed.
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MLS



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details, including
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*Absolute Auction.
All sells to the
highest bidders
on location.*

AUCTION #1:

Excellent turnkey business opportunity with a 70-year well established beer & wine business that has huge customer base. Proven sales the past 4 years of over \$1.1 million per year and NET profits of \$225k-\$280k per year. Building sits on busy Rt. 46 and contains approx. 3,752 sq. ft. of space plus a two-car garage, a main floor 2-bedroom apartment, and a lower level 3-bedroom apartment. Building has been well-maintained and ready for a new owner. Currently specializing in beer & wine but could be expanded to include tobacco, lottery, convenience items, etc. Gas furnaces, central A/C, C1-C2 Monday-Saturday liquor license, no Sunday permit for wine. Apartments have not been leased but are very clean, just need some cosmetic updates like carpeting, etc. Public water, commercial septic system. 2 walk-in coolers, reach-in door coolers, shelving, cash register, security system. Plus, nice 30'x50' 4-car garage to rear and paved parking. Tremendous cash flow opportunity! Check it out!

AUCTION #2:

Vacant .35-acre lot across street will sell separately after building with business is sold. Austintown LSD.

NOTE:

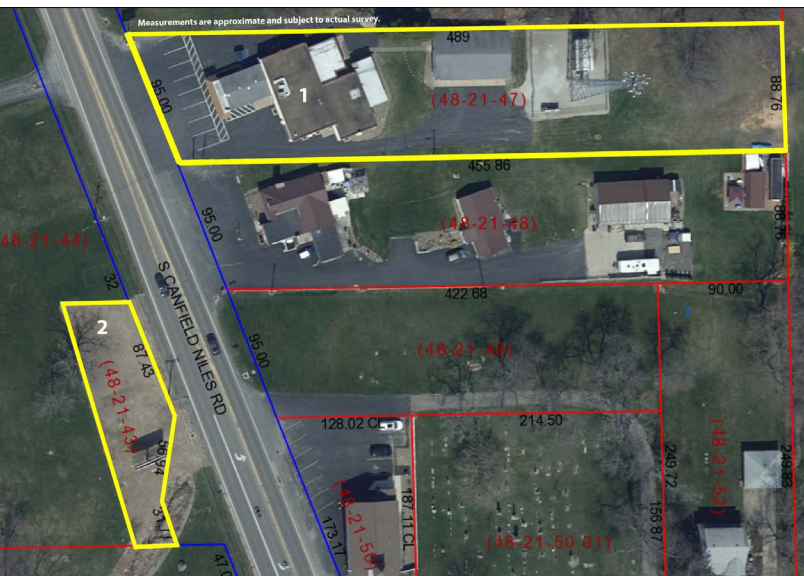
Owner will assist new buyers for first 30 days.

TERMS ON REAL ESTATE:

10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed. Property to be sold as Separate Parcels and not to be offered as an Entirety.

AUCTION BY ORDER OF:

Randy & Zelda DiNunzio



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REALTORS
AUCTIONEERS
ADVISORS

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