

# Industrial Property for Sale

1628 SHERRICK ROAD SE, CANTON, OH 44707



## Overview

Building contains the following amenities:

- Drive-in Doors:
  - 2 - 10'x12' Doors on Back
  - 6 - 10'x12' Doors on Side
  - 1 - 10'x10' Door in Rear Side
- Reznor Heat in Shop
- Pitched Roof
- 12' Clear in Main Bay - 2,837 SF
- 11'6" Clear in Smaller Bay - 740 SF

## Highlights

- Industrial Zoning
- Building Has Multiple Drive-in Doors on Separate Bays
- Perfect for Automotive and a Multitude of Other Uses

## Property Details



**Sales Price**  
\$275,000



**Zoning**  
I-1 Light Industry



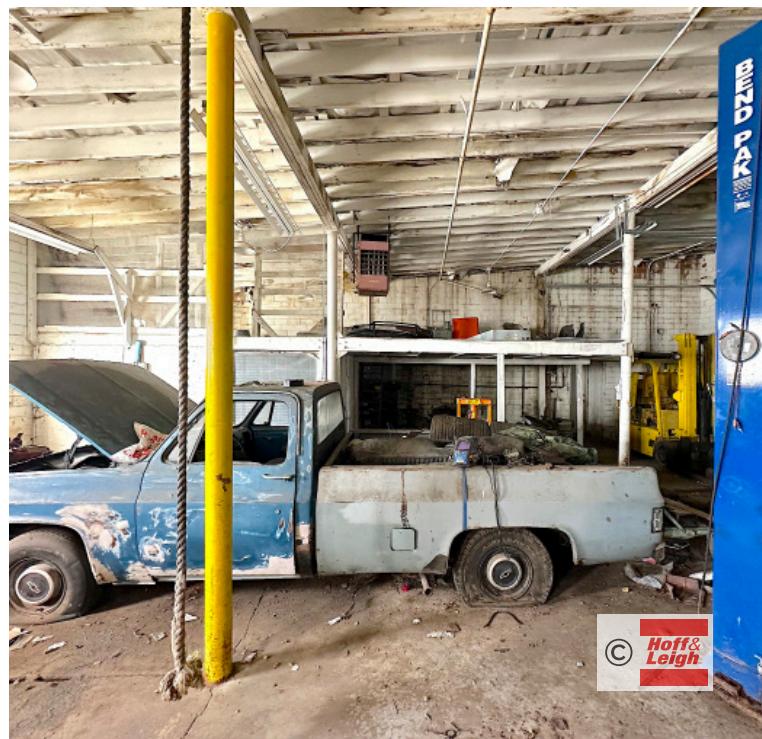
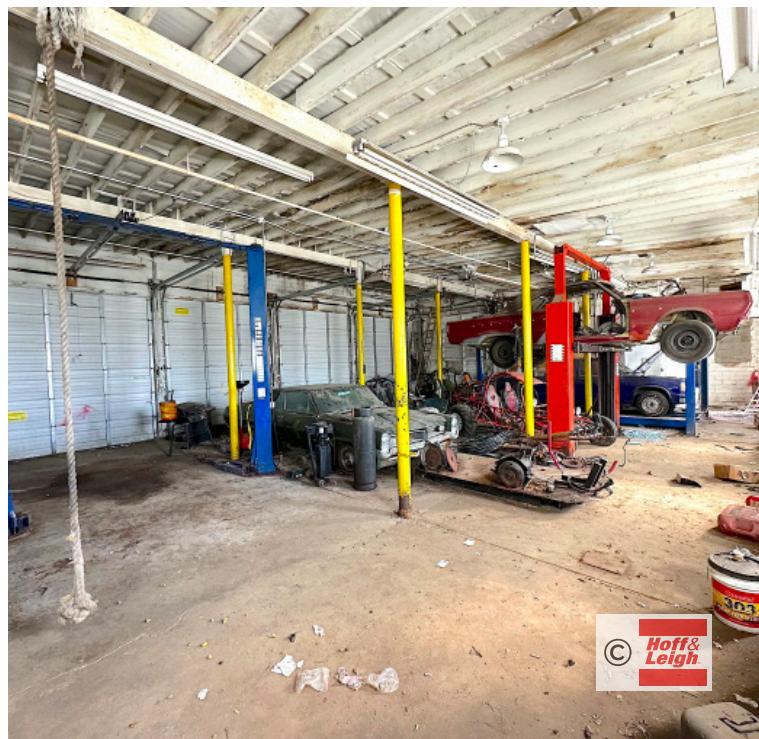
**Lot Size**  
3.28 Acres

Rev: February 26, 2024



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## Our Network Is Your Edge



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**TJ Hollin**

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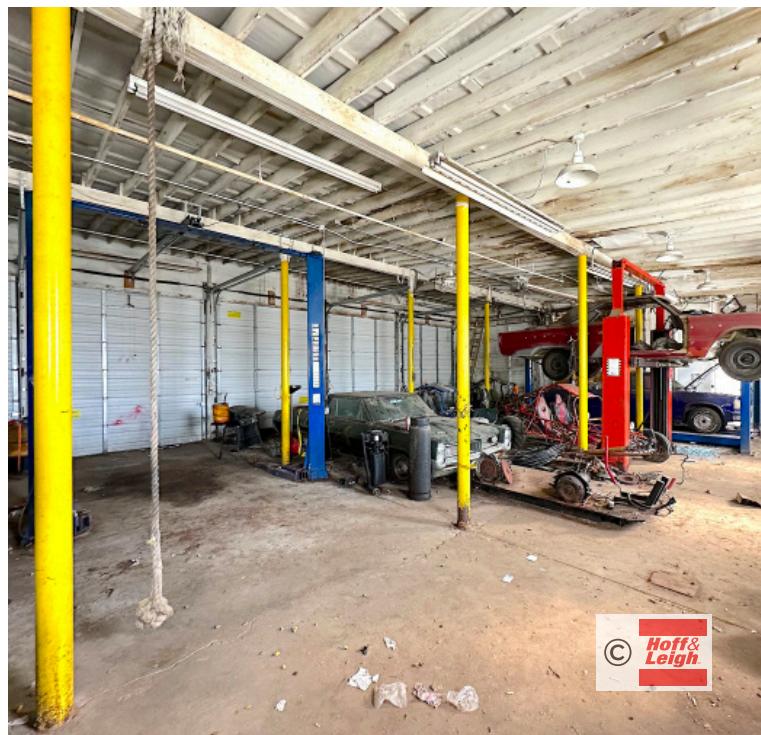
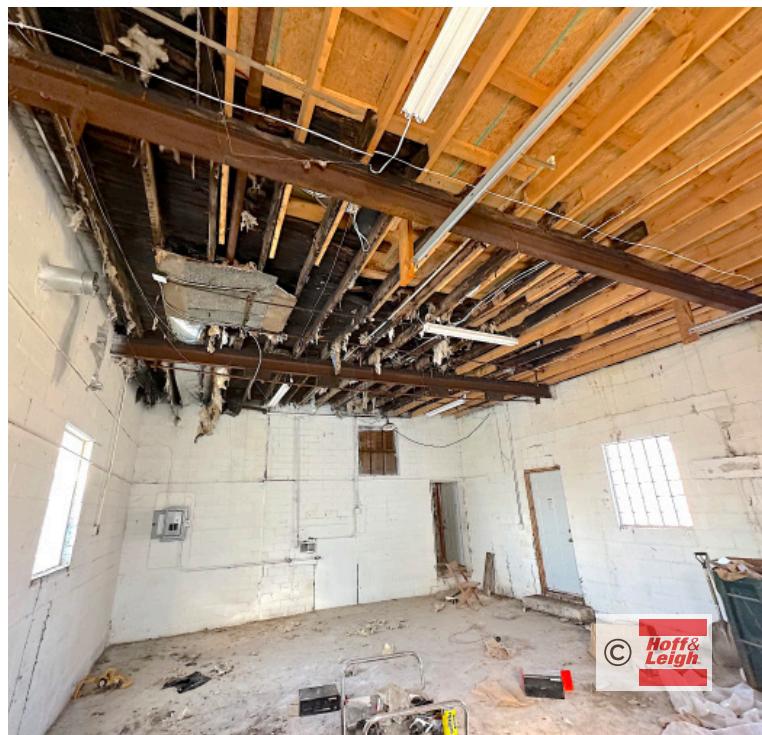
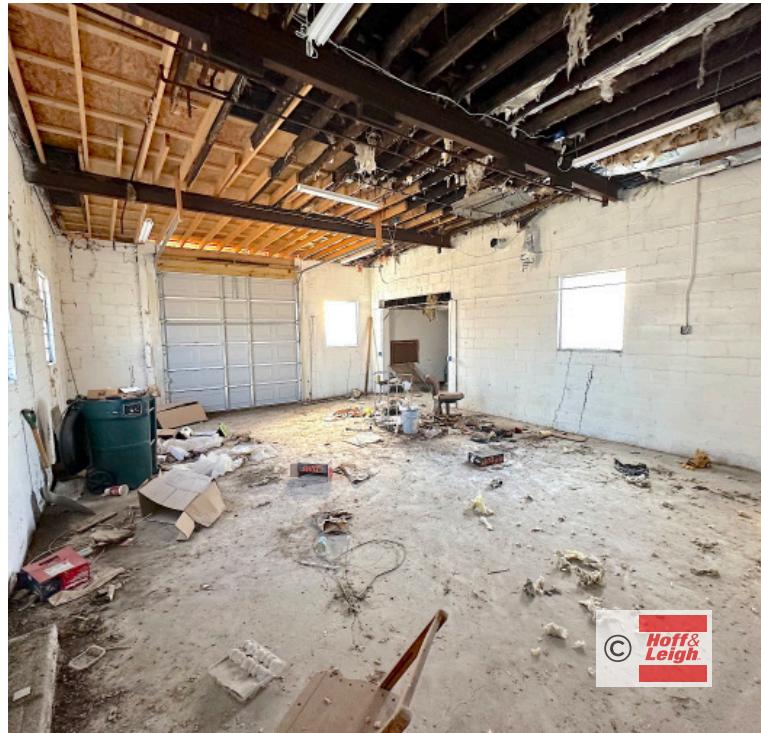
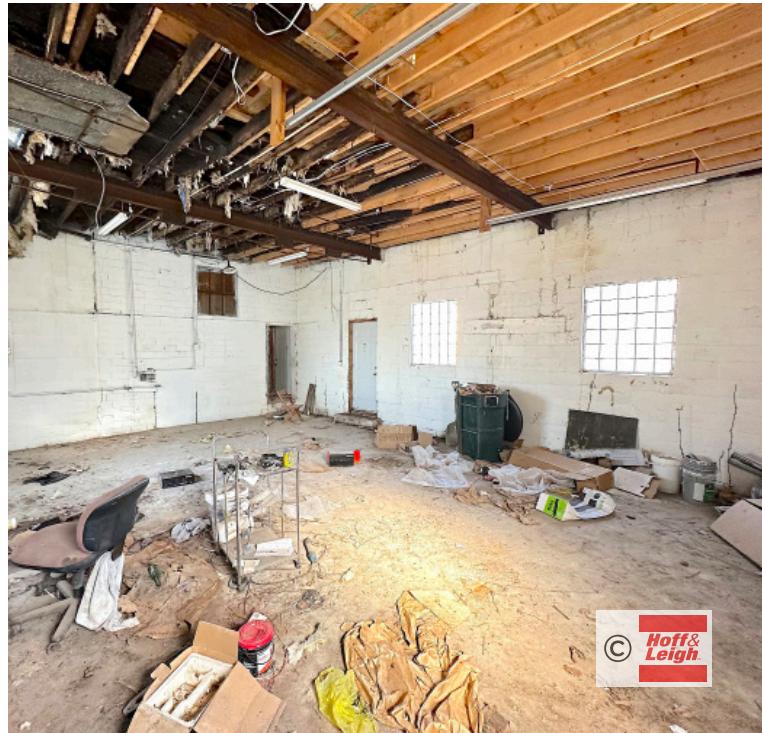
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## CHAPTER 1147

### Permitted Uses - Business and Industrial Zoning Districts

#### 1147.01 Table of permitted uses.

#### 1147.01 TABLE OF PERMITTED USES.

Use	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
Single-Family Homes	P	P	CU	--	--	--	--	--
Home Occupations	P	P	P	P	P	P	--	--
Parking (1)	P	P	P	P	P	P	P	P
Government Buildings	CU	CU	CU	CU	CU	CU	CU	CU
Two Family Dwellings	P	P	CU	--	--	--	--	--
Multi-Family Dwellings	P	P	P	P	P	P	--	--
Group Social Service Facility	CU	--	CU	CU	CU	CU	--	--
Boarding/Rooming Facility	--	--	CU	CU	CU	CU	--	--
Child/Adult Day Care Facility	P	--	CU	CU	CU	CU	--	--
Fraternity/Sorority Houses	--	--	CU	CU	CU	CU	--	--
Limited Lodging (21)	P	P	P	P	P	--	--	--
Business Offices (20)	P	P	P	P	P	P	P	P
Medical and Dental Clinics and Offices	P	P	P	P	P	P	--	--
Funeral Parlors/Mortuary	P	P	P	P	P(10)	P(10)	--	--
Eating and Drinking Establishments	P	P	P	P	P	P	--	--
Retail, 1000 sf or less (2)	--	P	P	P	P	P	--	--
Service	--	P	P	P	P	P	--	--
Service, Repair Shops	--	P	P	P	P	P	P	P
Service, Laundromats	--	P	P	P	P	P	--	--
Service, Photography Studios	--	P	P	P	P	P	--	--
Service, Tailoring	--	P	P	P	P	P	--	--
Retail, Over 1000 sf	--	P	P	P	P	P	--	--
Barber Shop/Beauty Salon	--	P	P	P	P	P	--	--
Banks	--	--	P	P	P	P	--	--
Banks, Including Drive-thru	--	--	P	P	P	P	--	--

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Banks, Including Drive-thru	--	--	P	P	P	P	--	--
Schools, Commercial	--	--	--	P	P	P	P	P
Greenhouses and Nurseries	--	--	P	--	--	P	P	P
Laundry, Dry Cleaner	--	--	P	P	P	P	--	--
Motel and Hotels	--	--	P	P	P	P	--	--
Bakery, Retail	--	--	P	P	P	P	--	--
Amusement Arcade	--	--	P	--	P	P	--	--
Wholesale Merchandise	--	--	P	P	P	P	--	--
Home Repair Contractor (3)	--	--	P	P	P	P	P	P
Printers, less than 5,000 sf	--	--	P	P	P	P	--	--
Parking, Commercial	--	--	P	P	P	P	P	P
Automotive and Boat Sales	--	--	P(4)	P	--	P	P	P
Broadcasting Studios	--	--	--	P	P	P	--	--
Automotive and Boat Repair (5)	--	--	--	P	--	P	P	P
Contractor's Shop (5)	--	--	--	P	--	P	P	P
Monument Work, w/Retail (5)	--	--	--	P	--	P	P	P
Distributor's Warehouse (5)	--	--	--	--	--	P	P	P
Wholesale Outlet (5)	--	--	--	P	P	P	--	--
General Warehouse and Storage Yard (5) (6)	--	--	--	--	--	P	P	P
Printers, Over 5,000 sf	--	--	--	P	--	P	P	P
Sign Manufacturers	--	--	--	P	--	P	P	P
Bowling Alleys & Skating Rinks (7)	--	--	--	P	P	P	--	--
Dance Halls, Theaters, and Similar (7)	--	--	--	P	P	P	--	--
Testing and Research Labs (7)	--	--	--	--	P	--	P	P
Service Stations	--	--	--	P	--	P	P	P

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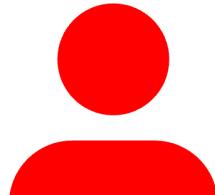
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1628 Sherrick Rd SE, Canton, Ohio, 44707

## DEMOGRAPHICS



**56,256**  
Population



**37.4**  
Median Age



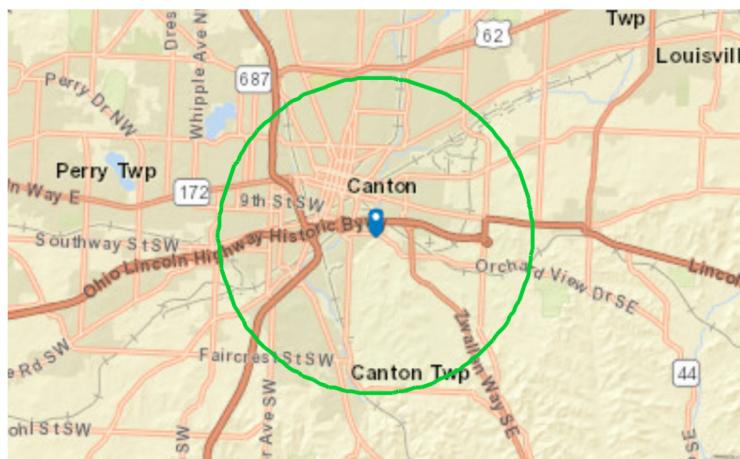
**2.4**  
Average  
Household Size



**\$36,352**  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Feller Ct SE	2,100	0.2
12th St SE	1,400	0.2
Albert Ave SE	1,169	0.3
Robin Ct SE	2,294	0.3
Rennick Ct SE	35,506	0.3



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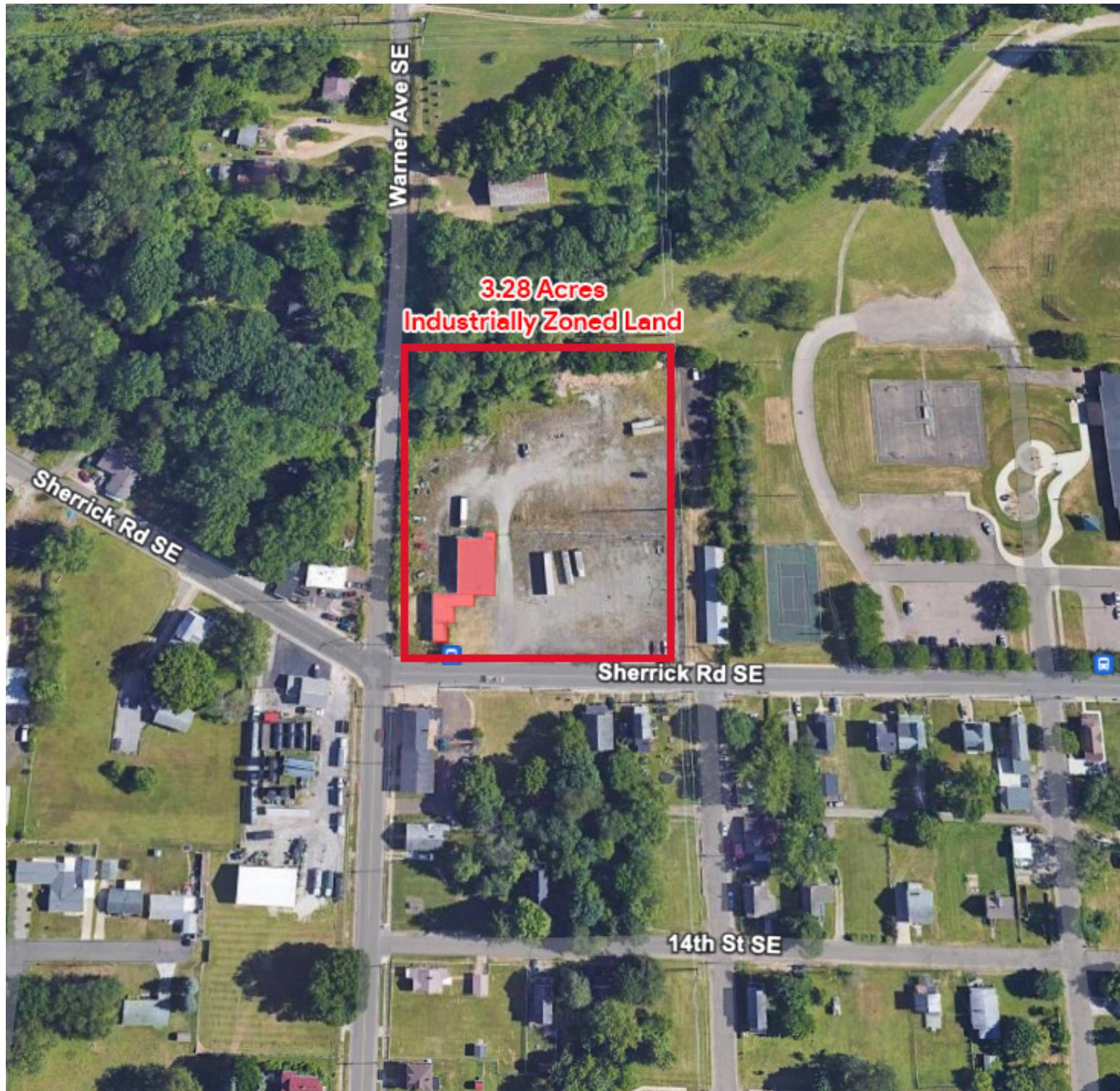
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