

Akron Multifamily/Senior Living Site for Sale

464 S CANTON RD, AKRON, OHIO 44312



Overview

Site Overview: Ellet Development Opportunity:

This site is well-positioned for a new high-rise multifamily or senior living development. Proven Senior Housing Demand: Two 9-story senior apartment buildings sit directly to the south, both reporting very high occupancy and strong tenant stability — clear evidence that senior housing demand in this immediate area is durable and well-supported.

Location, Location, Location:

Situated in the heart of Ellet's commercial district, the site benefits from established foot traffic and visibility, reducing lease-up risk.

Property Details

Sales Price ■ **\$175,000.00**

Lot Size ■ 2.54 Acres

Property Type ■ Land

Highlights

- 2.54 Acres
- Zoning Business Use
- Zoning variance obtained in 2018 to increase allowable building height to 49' for a 4-story building.
- Property runs East-West.
- Property dimensions: 170' frontage x 620' depth.
- Available Utilities: City water and sanitary. Gas, electric and cable at street.
- Adjacent property use to the south includes two 9-story senior citizen apartment buildings with very high occupancy and strong tenant stability.
- Site located in immediate proximity to a wide array of services and goods including medical, groceries, restaurants, post office, library, and public schools, and is located in the center of Ellet commerce.

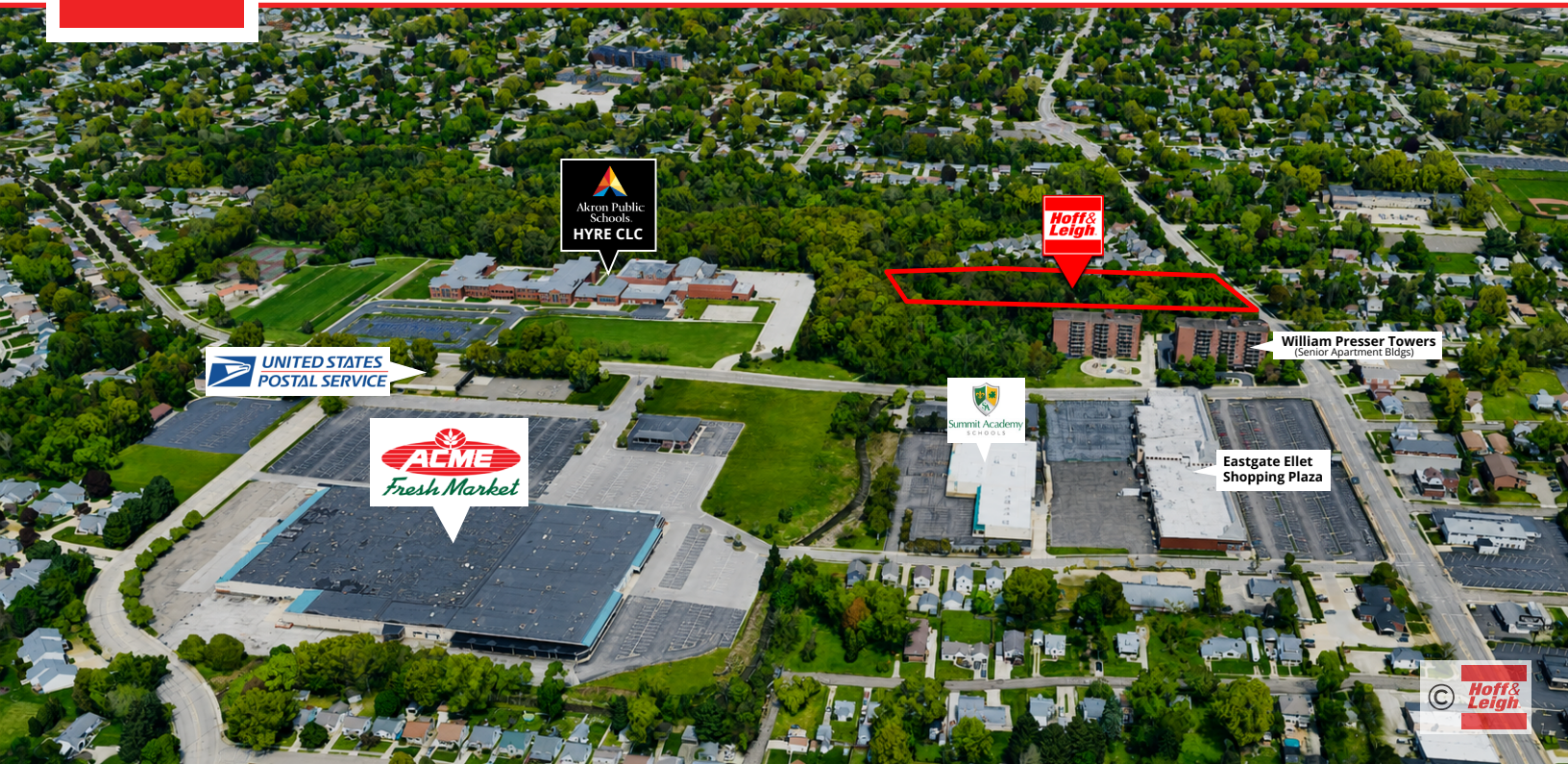
Rev: August 4, 2026





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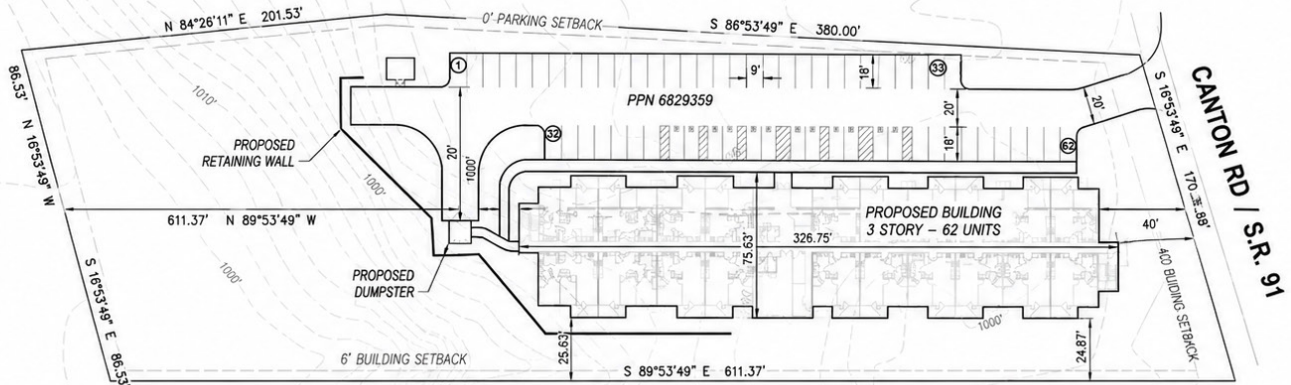
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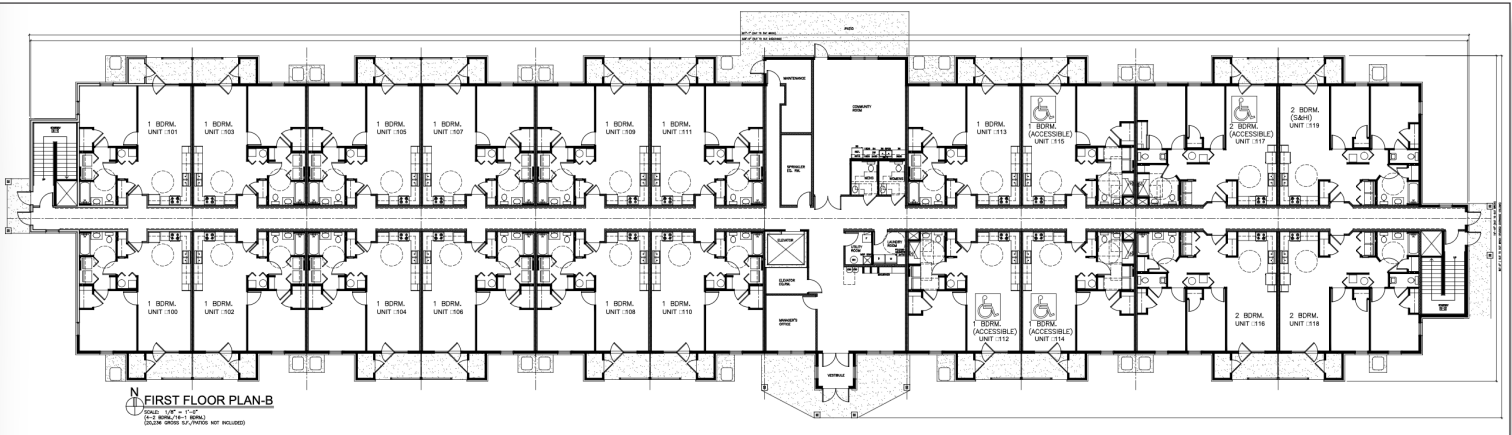
ELLET SENIOR HOUSING
CITY OF AKRON
AKRON, OHIO

JOB NO.



**PROPOSED
THREE STORY
62 UNITS**

**two existing
nine story
high rises**



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