

Akron Commercial Development 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.

This land supports a broad use of potential commercial development concepts as mentioned below:

- Office
- Medical
- Retail
- Business Services
- Day Care
- Educational Services
- Community/Government Services

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.

Property Details

Lot Size

- 2.54 Acres

Sale Price

- **\$175,000.00**

Property Type

- Land

Rev: September 10, 2026

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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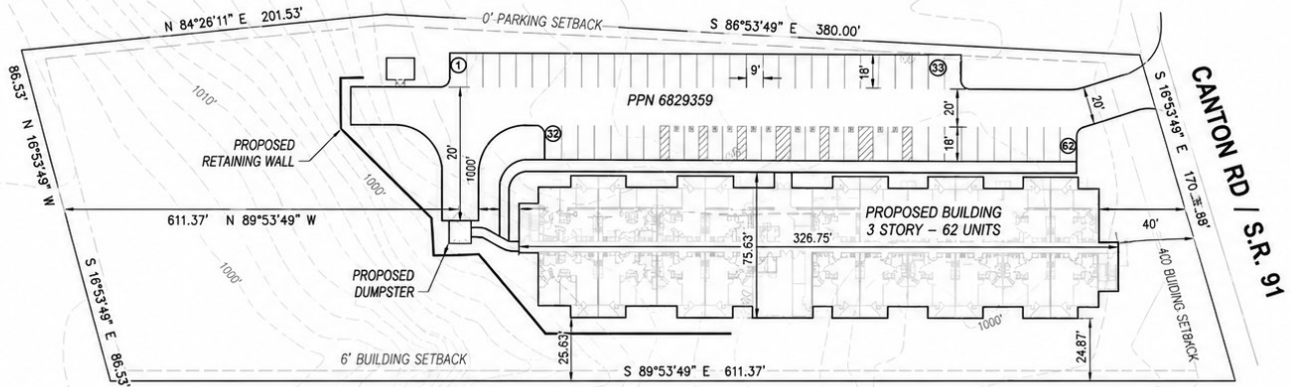


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**ELLET SENIOR HOUSING
CITY OF AKRON**

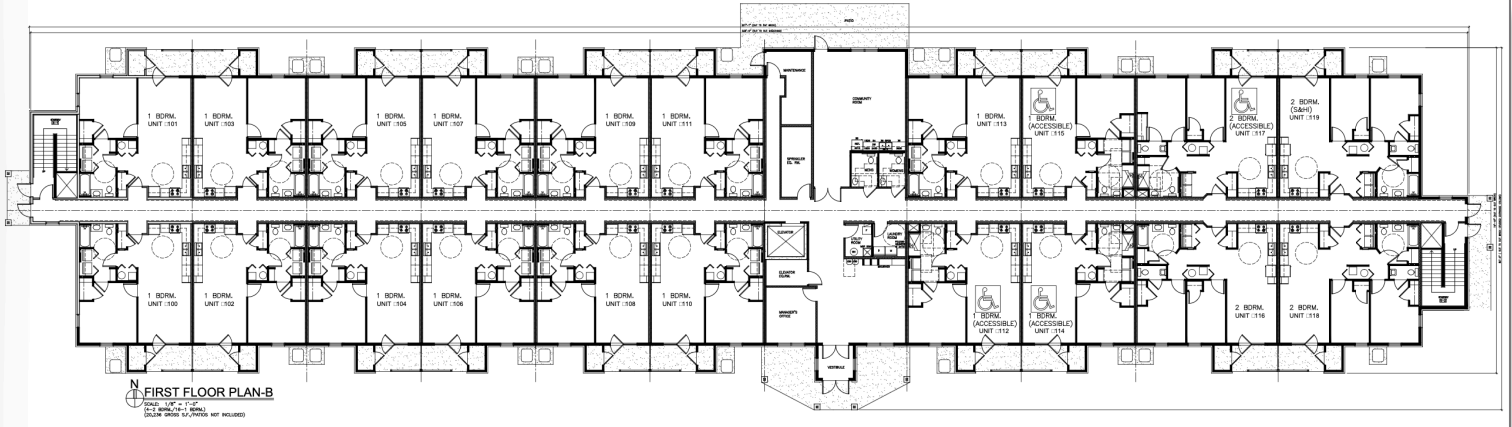
AKRON, OHIO

JOB NO.



**PROPOSED
THREE STORY
62 UNITS**

**two existing
nine story
high rises**



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