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
- 170' Frontage and Limited Use Business District Zoning
- 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

Sale Price $175,000.00	**Lot Size** 2.54 Acres	**Property Type** Land

Rev: November 16, 2026

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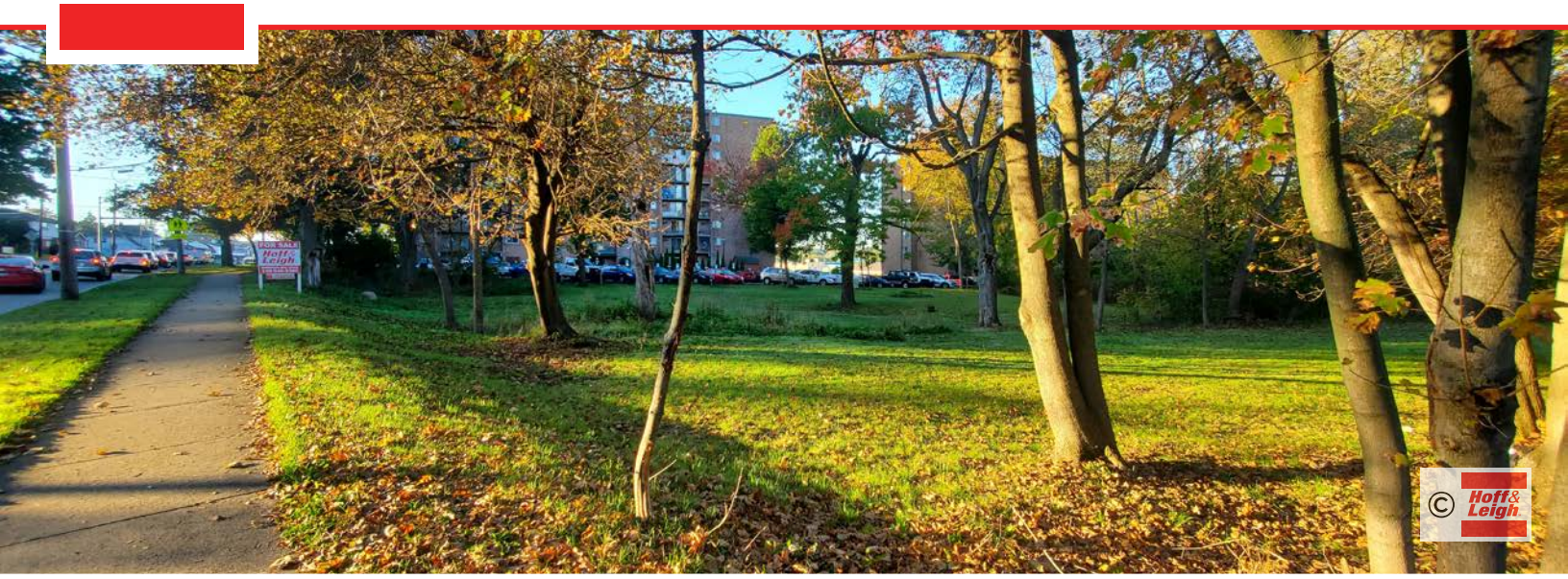
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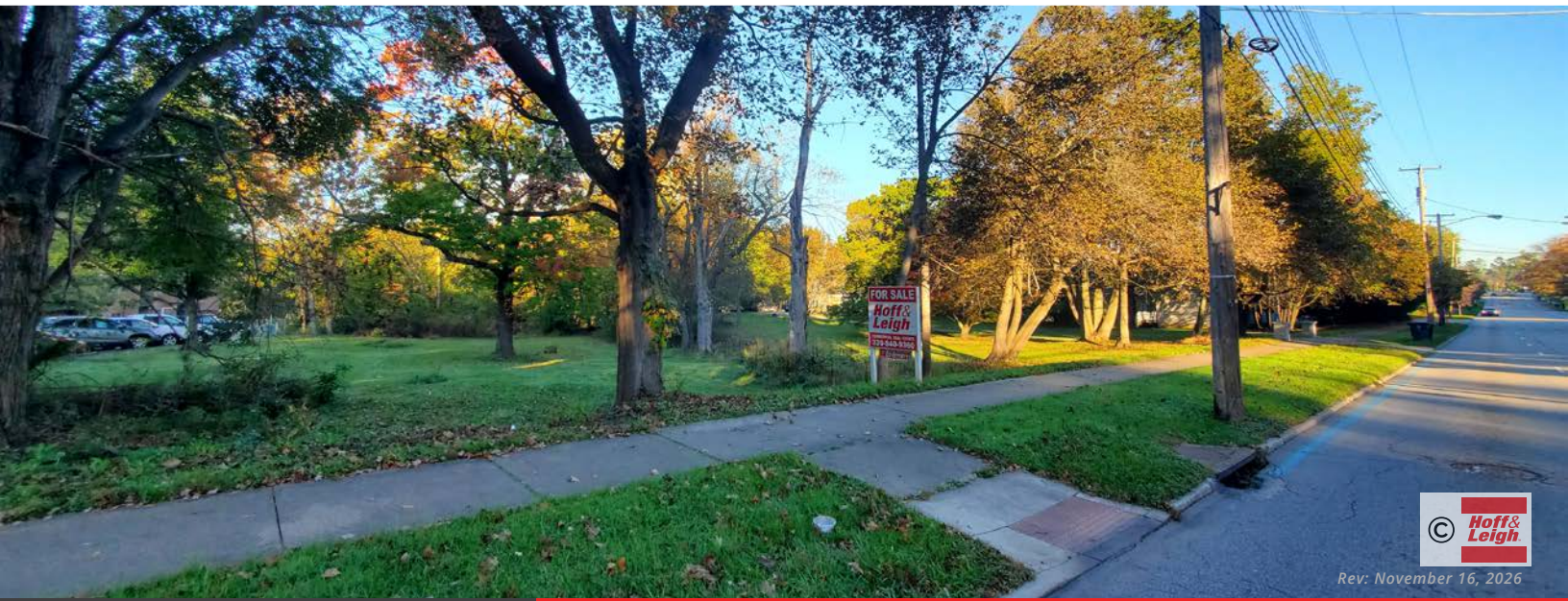
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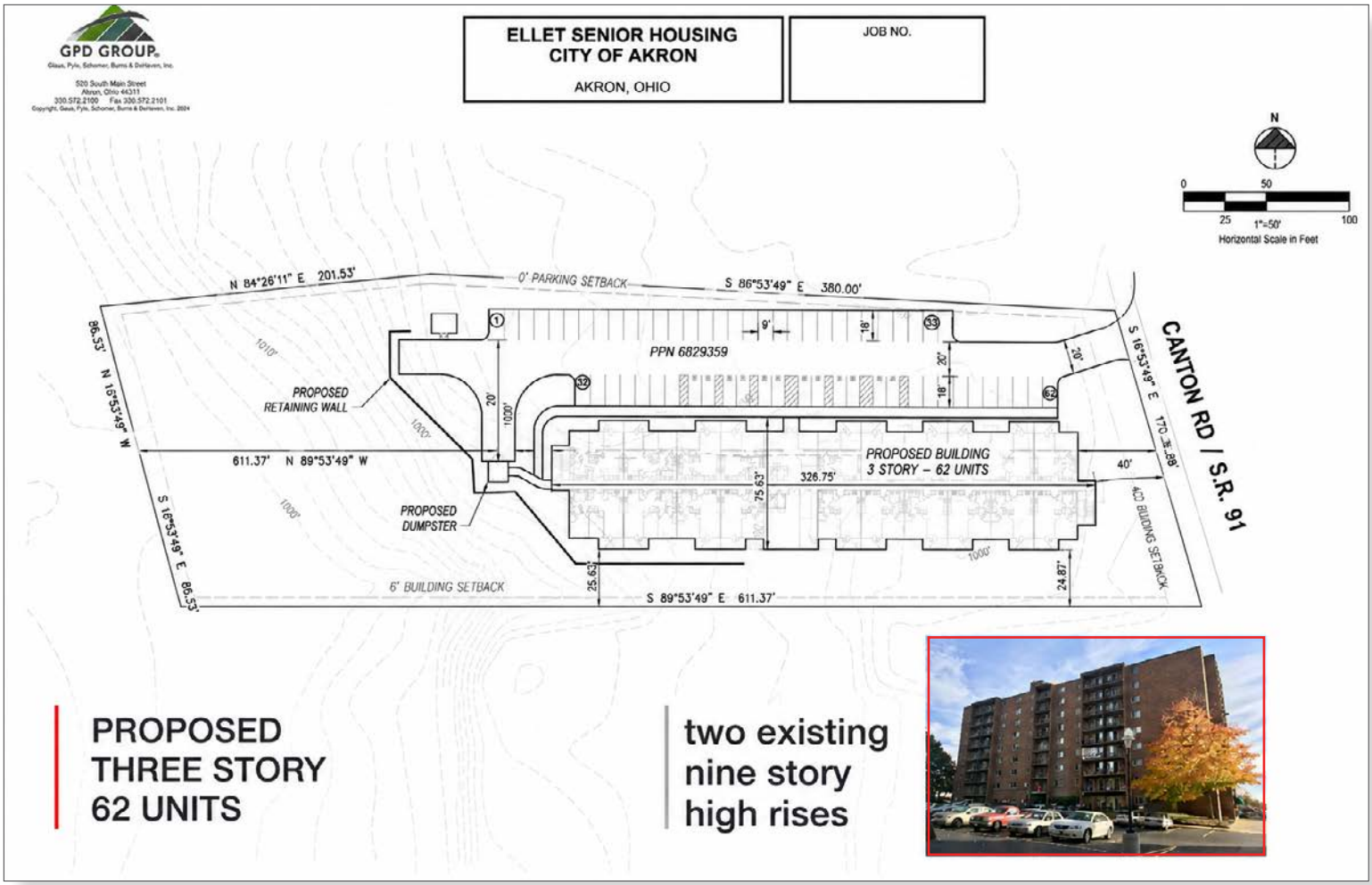
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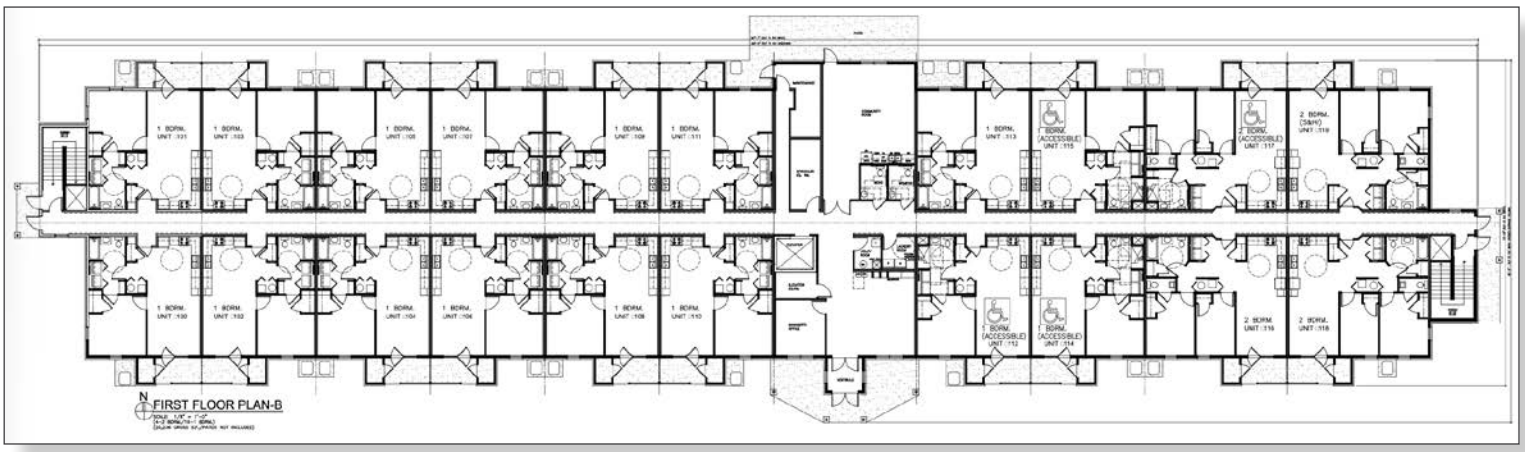


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