

FOR SALE



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FOR SALE

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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Discover an exceptional opportunity for retail investment in the heart of Massillon with this impressive property. Boasting a 5,915 square foot building, this prime retail space offers versatility and ample room for a wide range of businesses. There is 3000 sq ft retail on the first floor and second floor has apartment framed out and ready for finish work. The electric and hvac are completed. It is nearly 3000 sq ft of apartment space. The space just needs drywall and flooring to be a large and beautiful apartment. Built in 1900 and carefully maintained, the property exudes historic charm while offering modern amenities. Zoned B2, it is perfectly positioned for retail or street retail ventures. With an ideal location in the Massillon area, this property presents a strategic investment in a thriving commercial hub. Don't miss the chance to make your mark in this dynamic market with this remarkable property.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	1
Lot Size:	3,485 SF
Building Size:	5,915 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	326	1,143	4,397
Total Population	725	2,564	10,003
Average HH Income	\$57,495	\$57,771	\$59,303

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Property Description

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located in the vibrant city of Massillon, this bustling neighborhood offers a prime opportunity for retail and street retail investors. The area is renowned for its strong sense of community and thriving local businesses. Just a stone's throw away from the historic downtown district, the property is surrounded by a diverse mix of shops, restaurants, and entertainment venues that draw in both locals and visitors alike. Nearby attractions include the Massillon Museum, iconic Tommy Henrich House, and the picturesque Duncan Plaza. With its strategic location, accessibility, and lively atmosphere, this area presents an enticing prospect for retail investors looking to establish a presence in a dynamic and growing market.

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Complete Highlights

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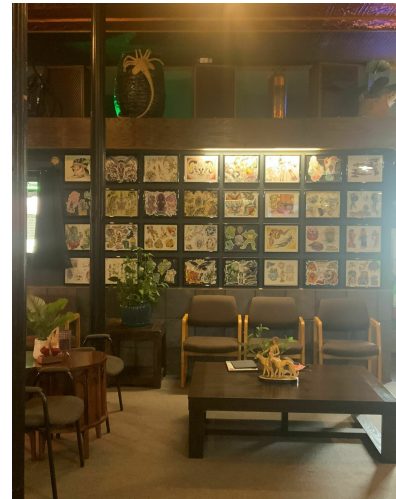
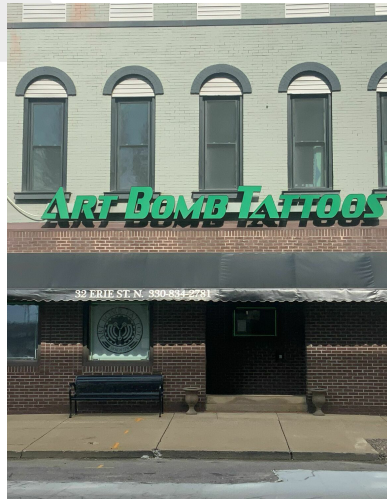
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Additional Photos

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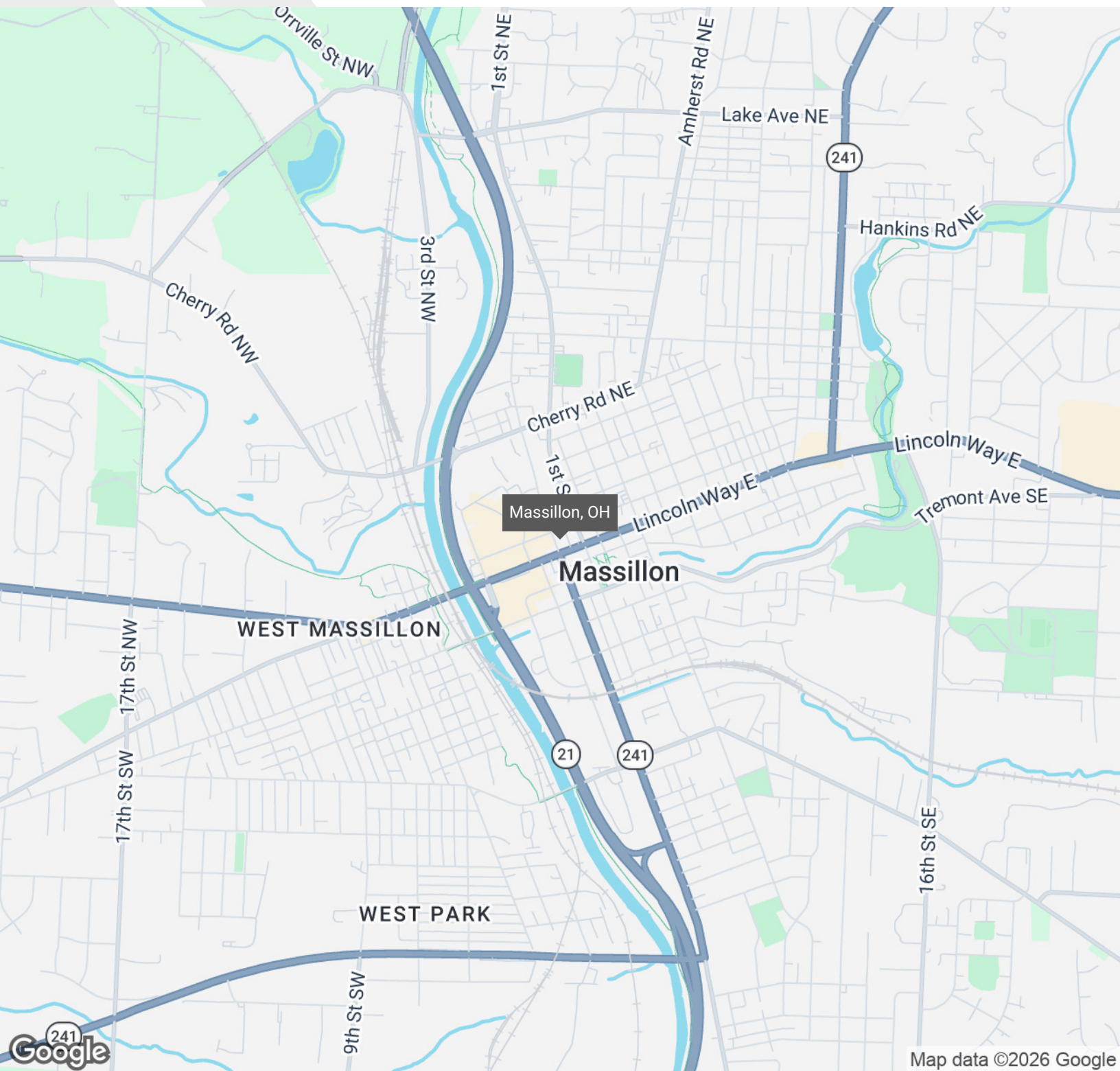
Section 2

Location Information



Regional Map

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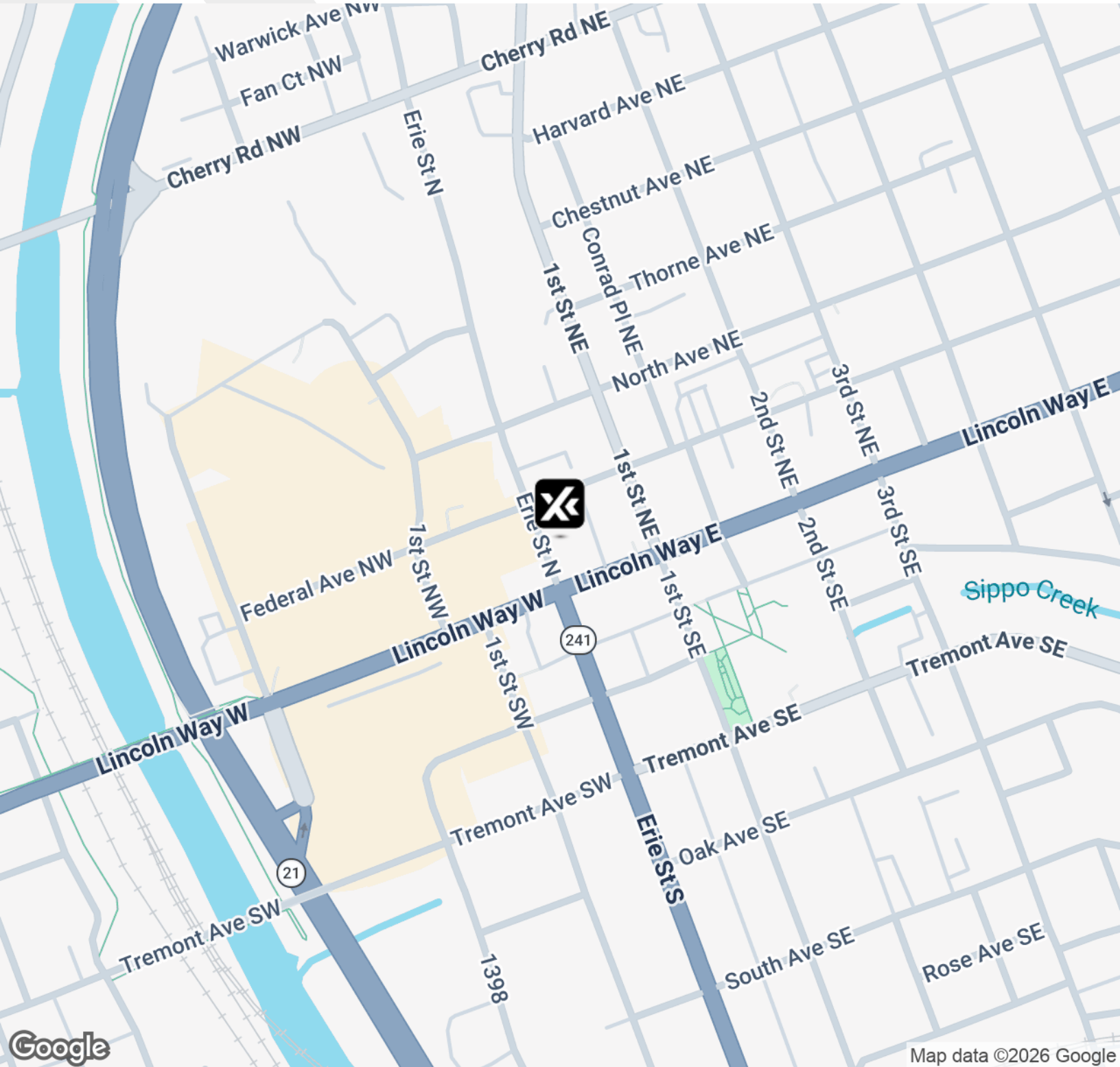
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Location Map

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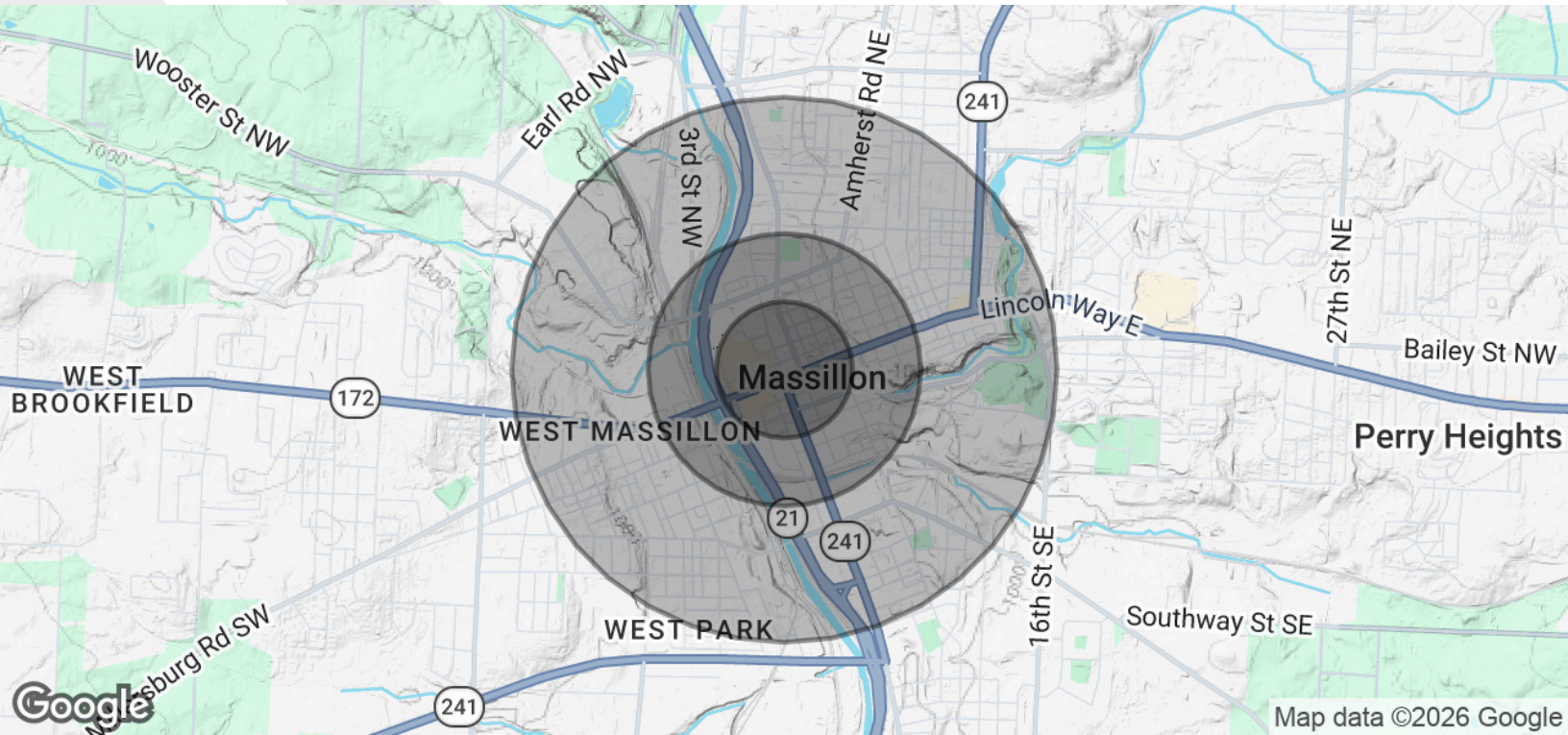
Section 3

Demographics



Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	725	2,564	10,003
Average Age	35.0	36.5	38.4
Average Age (Male)	35.5	37.2	38.1
Average Age (Female)	32.9	34.2	37.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	326	1,143	4,397
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$57,495	\$57,771	\$59,303
Average House Value	\$122,321	\$114,107	\$109,502

2023 American Community Survey (ACS)

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