



**FOR SALE**  
**1658 SUPERIOR AVE NE**  
**CANTON, OH 44705**  
**SALE PRICE: \$90,000**



**PROPERTY HIGHLIGHTS**

- Total Building: 7,934 SF
- Price per SF: \$11.34/SF
- Combined Lot Size: ±0.86 AC
- Church Layout: Sanctuary, lobby, communion hall, multiple offices, 7+ classrooms, garage, and parsonage (3 bed, 1 bath)
- Building Age: 1930
- Zoning: City of Canton R1A (residential single family) and PR2 (planned two-family residential)
- Density/AC: 6 units/AC for R1A & 12 units/AC for PR2
- Utilities: Electric, gas, public water and sewer
- Signage: Pylon sign available at street on property
- Frontage: ±191' Depth: ±555'
- Parking: ±30 spaces (currently a separate lot across the street)
- Current Annual Real Estate Taxes: Approximately \$10



**LISTING AGENTS**

**Vinnie Ciulla**  
 vinnie@gerspachergroup.com

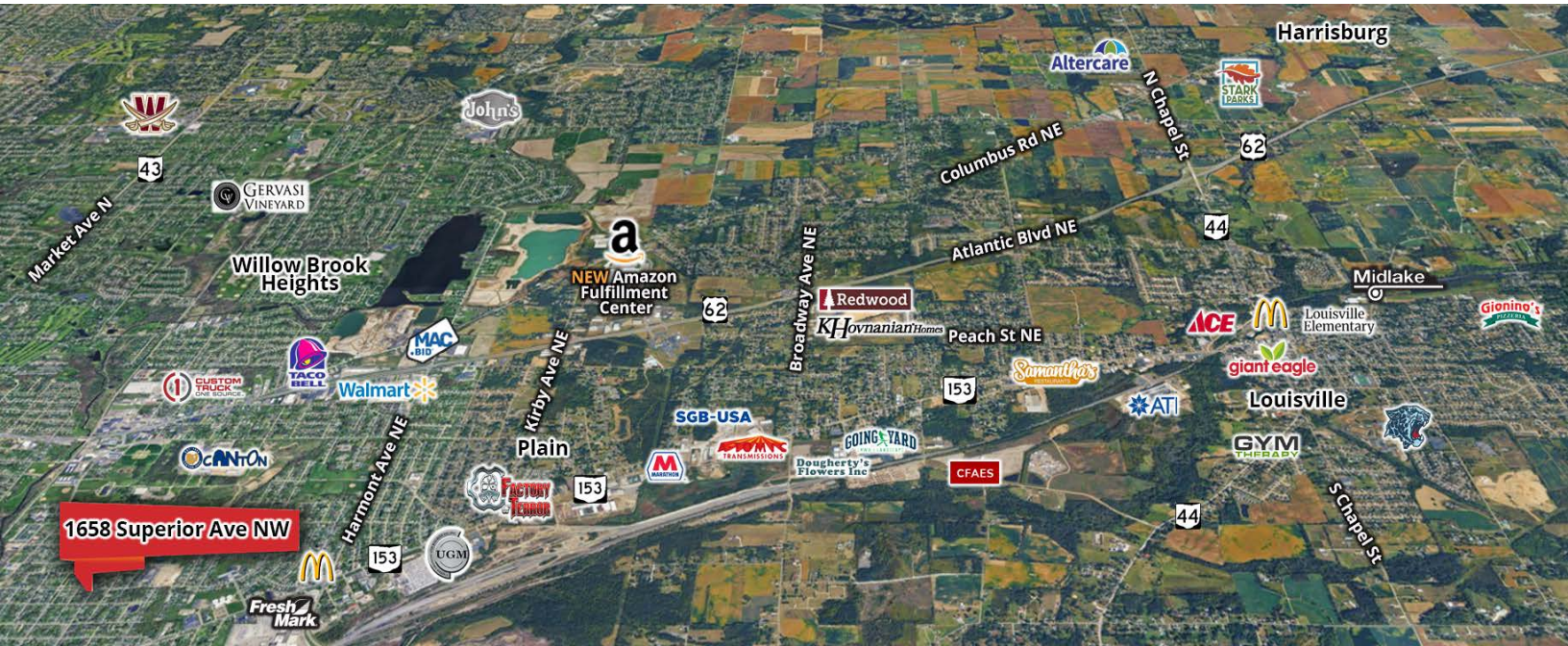
**Troy Gerspacher, CCIM, SIOR**  
 troy@gerspachergroup.com

**330.722.5002**





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## PROPERTY OVERVIEW

This property is situated within a dense residential neighborhood in the City of Canton. The existing church structure offers a variety of spaces, including a sanctuary, offices, and ample parking, making it well-suited to continue operating as a place of worship or to be repurposed as a community center providing outreach and support services to area residents. The property's residential zoning also presents a redevelopment opportunity, particularly for single-family or two-unit residential development. The City of Canton offers grants, funding, and incentive programs for developers pursuing residential redevelopment projects, which may help offset development costs.

## LOCATION OVERVIEW

Located at 1658 Superior Ave NE in Canton's Crystal Park neighborhood, this property is situated within an established residential community. The Canton metropolitan area is home to approximately 400,000 residents and includes major employers such as Aultman Hospital, Timken Steel, and Cleveland Clinic Mercy Hospital. The property is conveniently located near downtown Canton and in proximity to both the Pro Football Hall of Fame and the Hall of Fame Village development. Nearby educational facilities include Belle Stone Elementary School, the Early Learning Center at Schreiber, and Youtz Intermediate School. Positioned along Superior Ave NE, the property offers strong connectivity throughout the city, with retail centers, service providers, and public transportation readily accessible to future residents.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	8,387	61,326	134,843
Total Units	3,774	28,949	63,072

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



SPECIAL PURPOSE CHURCH WITH RESIDENTIAL REDEVELOPMENT POTENTIAL



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