

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

832 S Main St

North Canton, OH 44720

Exclusively Represented By:

Luke Schmidt

Sales Associate

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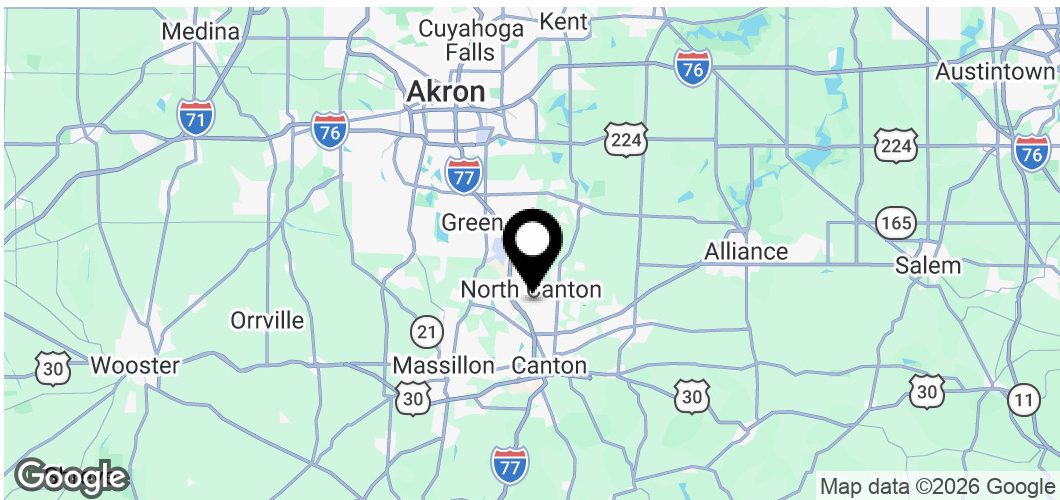
OFFICE SPACE FOR SALE

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FOR SALE

Executive Summary



Offering Summary

Price	\$695,000
GSF	7,350 SF
# of Floors	4
Site Size	10
Year Built	1910

Location Overview

North Canton is a thriving Stark County community of approximately 17,600 residents, offering a strong, stable customer base with consistent local engagement. Known for its solid economic foundation, excellent infrastructure, and business-friendly environment, North Canton delivers the ideal blend of small-town charm and strategic accessibility.

Located just minutes from Canton with easy access to major routes like I-77, this area provides seamless connectivity to the greater Northeast Ohio region, including Akron and Cleveland. The proximity to Akron-Canton Airport further enhances convenience for clients, employees, and logistics.

North Canton is home to a dynamic mix of national retailers and locally owned businesses, supported by a loyal community and ongoing residential growth. Nearby destinations like Belden Village Mall and the area's bustling retail and dining corridors draw visitors from across the region, creating strong visibility and steady traffic for businesses.

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Property Description



Property Description

Incredible opportunity to own this one-of-a-kind, multi-use commercial building in the heart of North Canton! Zoned MS-S, this property was previously used as the only Bed & Breakfast in North Canton, but it could also be repurposed for a number of uses, including office, restaurant, retail, business, medical, apartment, day-care, and so much more. Check with zoning for your specific needs. Located on South Main Street, the central commercial corridor of North Canton, with an average traffic count of 11,300 per day. Approximately 7,350 SF total. Main level (832) is approx. 3,500 SF and was used as the Bed & Breakfast with front sitting room, library, and common areas, plus 4 bedrooms (2 w/ walk-in closets), 3 full bathrooms, laundry room, large kitchen and dining area, and access to the custom teak deck w/ water, electric, and gas. Upstairs unit (830) is approx. 1,350 SF, set up for a one-bedroom apartment with private entrance, living room, kitchen, full bathroom, and laundry. Additional living space in climate controlled attic above the apartment. Lower level (828) is approx. 2,500 SF, offering a finished workshop area, and a large apartment with kitchen, full bathroom, laundry room, and walk-out access to patio area. Massive 1986 addition features solid 2x6 construction, insulated concrete forms, and Briar Hill Sandstone on exterior. 2-car attached garage with heat and running water. Concrete driveway and parking lot for approximately 10 vehicles. Occupancy permit allows 4-bedroom traditional Bed & Breakfast + 2 AirBnB units or long-term tenants. Gas and electric separately metered for all 3 units. Separate furnace and AC for all 3 units. 2 new tankless water heaters - 1 for original building and 1 for new addition. Roof - 2015, Bathrooms - 2016, Flooring - 2023. This property is unlike anything else around, and the possibilities are endless. Call today to schedule your private showing!

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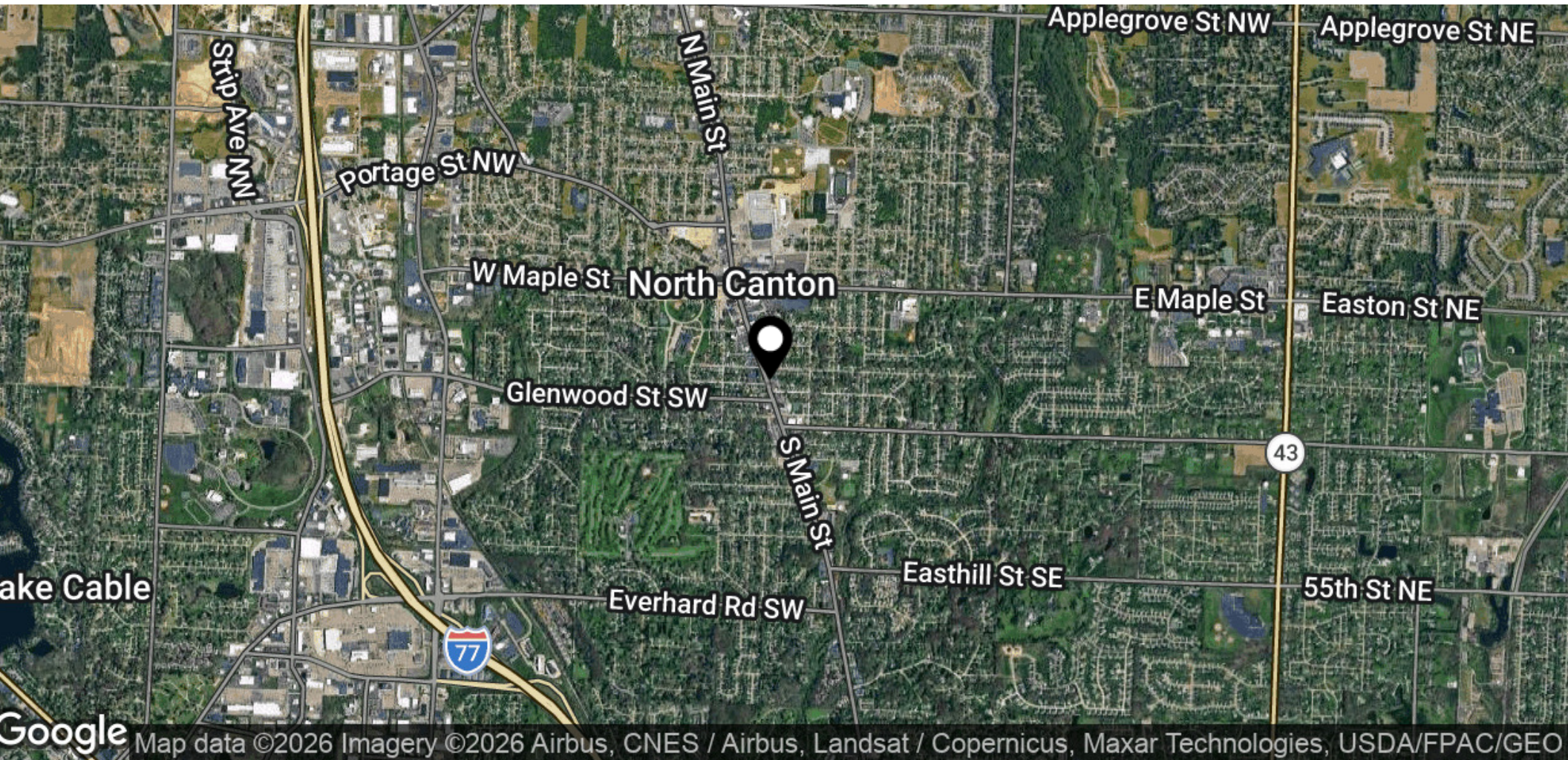
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Location Map



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Additional Photos



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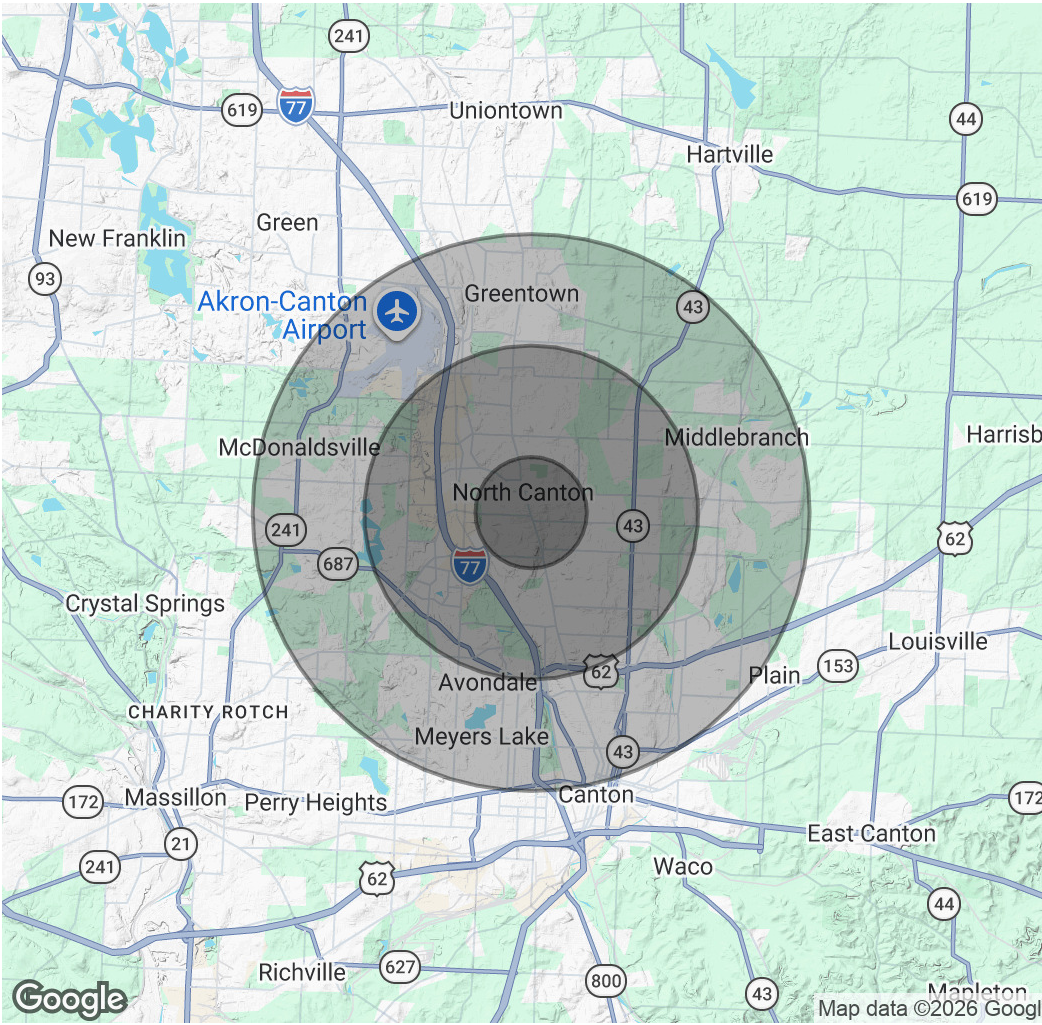
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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	8,611	52,561	141,225
Average Age	42.5	45.2	41.4
Average Age (Male)	40.8	42.9	40.3
Average Age (Female)	45.1	47.7	42.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,713	23,590	60,127
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$110,124	\$98,292	\$89,461
Average House Value	\$193,397	\$225,948	\$211,658

2023 American Community Survey (ACS)



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