

For Sale
House of Loreto
Award Winning Skilled Nursing Facility



2812 Harvard Ave NW
Canton, Ohio 44709

“Beauty in a home, such as the House of Loreto, is a vital necessity rather than a luxury. The physical surroundings play a major role and have an important influence on the welfare of the Residents. The warmth and dedication of the House of Loreto is apparent as you approach the entrance and continues without end.”

The Congregation of the Divine Spirit

This beautiful home of Nursing and Palliative Care is being offered For Sale in the hopes that it may continue to be of service to the community that is so appreciative. We also welcome new opportunities for the building and hope you will schedule a private appointment to view the facility soon. Discretion and respect for the Resident’s privacy is requested. Thank you.

OFFERING SUMMARY

Sale Price:	\$2,450,000.00
Lot Size:	5.07 acres
Building Size	35,931
Year Built	1963
Parcel #	10005209
Zoning	CS
Parking	On Site 50+
Taxes	Exempt



Brenda Jackson REALTOR®
330.284.2395
BJackson@CutlerCiGroup.com
BJackson.CutlerCiGroup.com

4618 Dressler Rd NW Canton, Oh 44718



Additional Photos



Licensed for 50 beds but has 78 Resident rooms with ½ baths. Over 35,000 square feet on 5.07 acres with a 3-car garage and storage building. Zoned Community Service Use in this blended neighborhood of service, schools, and ministries. Amenities include laundry, kitchen, medical, dental, chapel, recreation rooms and a beauty shop. 2nd floor offers an additional 10 bedrooms with common Living and Dining Rooms, Laundry, Kitchen and 2 baths.

Centrally located in Canton providing easy access to I-77, Rt 62, Pro Football Hall of Fame, Shopping, Restaurants and Downtown. Nearby hospitals are Cleveland Clinic Mercy and Aultman.



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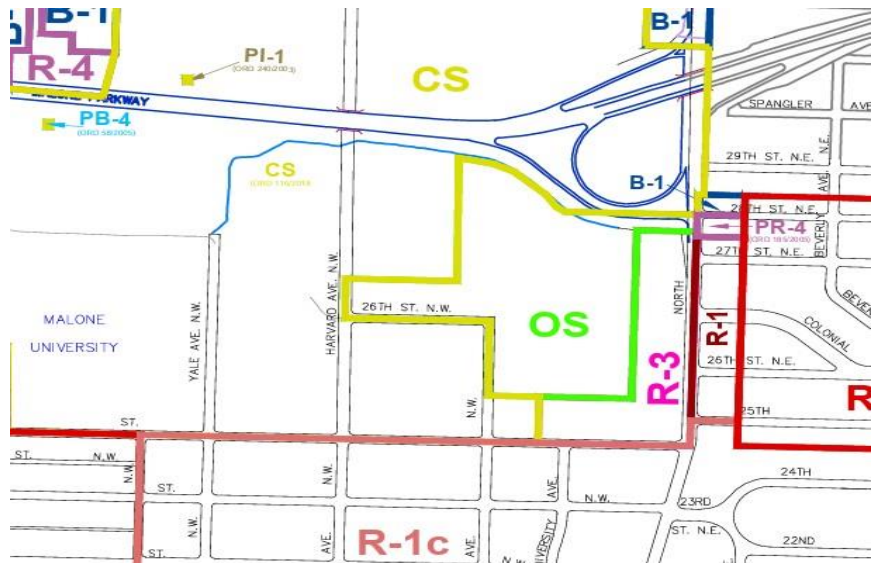


Commercial Kitchen, Laundry with 4 washers and 2 dryers on site. Central Air Conditioning for Kitchen, Dining Room, Assembly, Chapel, Laundry, and 2nd Floor. Wall units for the remainder of the building. Boiler Heat. Sale includes Real Estate, Business, Equipment, and Fixtures. Religious items and relics are excluded. Ideal for continued Nursing facility, Medical, Assisted Living Center, School or Ministry.



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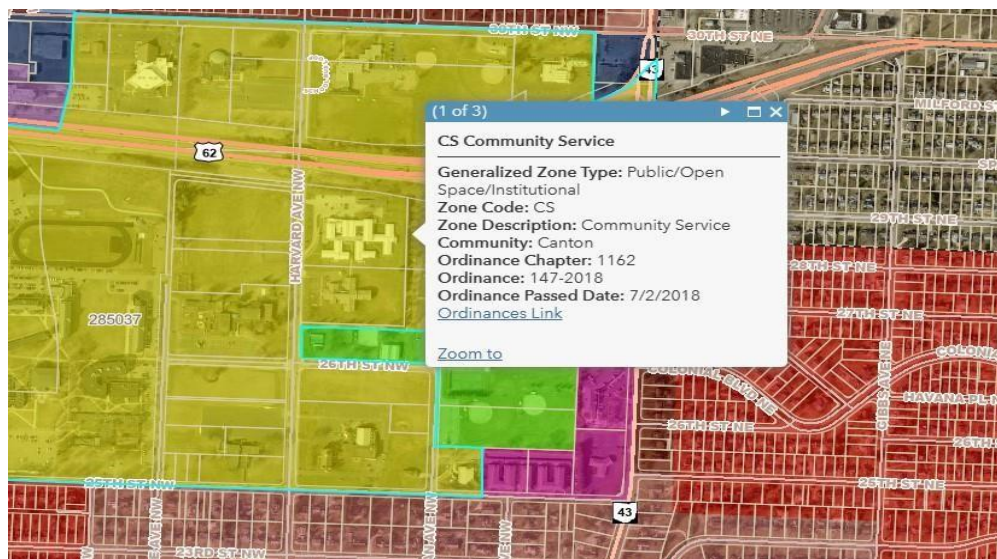
Purpose - Special Zoning Districts [1162.01](#) Purpose.

1162.01 PURPOSE.

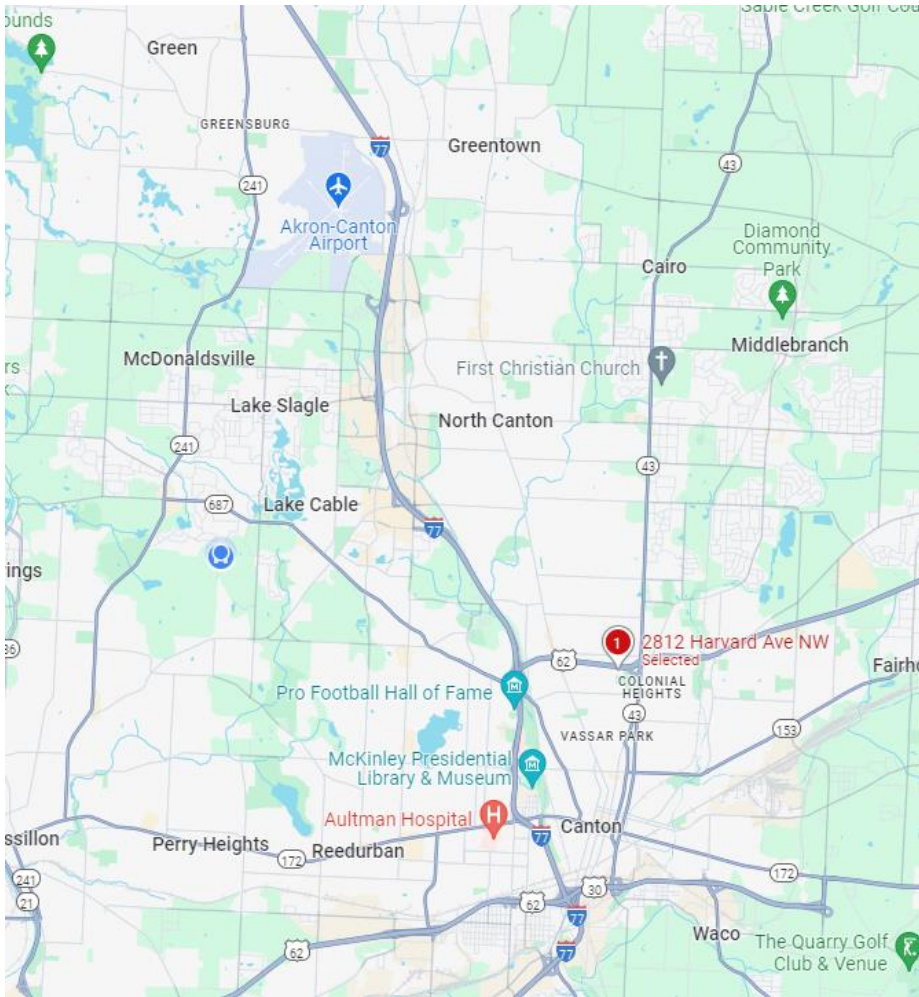
These residential zoning districts are established to provide for residential neighborhoods that are in harmony with the natural features of the land, economic conditions, and the needs of Canton residents, both present and future.

OS - Open Space District: The purpose of the OS District is to provide areas for public and quasi-public uses, areas for recreation and conservation purposes and areas suitable for noncommercial recreation.

CS - Community Service District: The purpose of the Community Service District is to allow those uses which are acceptable in a community and needed by the same to exist in a district designed to reduce encroachment onto neighboring properties and residential districts. The Community Service District is designed to take into account traffic needs, ancillary uses and problems created by noise, traffic and size requirements of buildings for such uses.



Location Maps



Downtown Canton	2 Miles
Aultman Hospital	5 Miles
Cleveland Clinic Mercy Hospital	4 Miles
Akron Canton Airport	9 Miles
Cleveland Hopkins Airport	62 Miles
Belden Village Mall and Restaurants	5 Miles



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