

±1.3 ACRES OF INDUSTRIAL LAND FOR SALE



**4885 ENTERPRISE PARKWAY
SEVILLE, OH 44273
SALE PRICE: \$175,000**



PROPERTY HIGHLIGHTS

- Available: ±1.3 acres
- Frontage: ±200' | Depth: ±267'
- All utilities available at street
- Permitted Uses: Gasoline service station, automobile and truck service and repair shop, warehousing, industrial-related wholesale establishment, trucking facility, general contractors engaged in building or heavy construction, building materials storage and sales, administrative, executive, financial, accounting, clerical and drafting offices. Self-storage is a conditional use.
- Zoning: I - Industrial, Village of Seville
- Annual Real Estate Taxes: \$24,950 for current parcel



LISTING AGENTS

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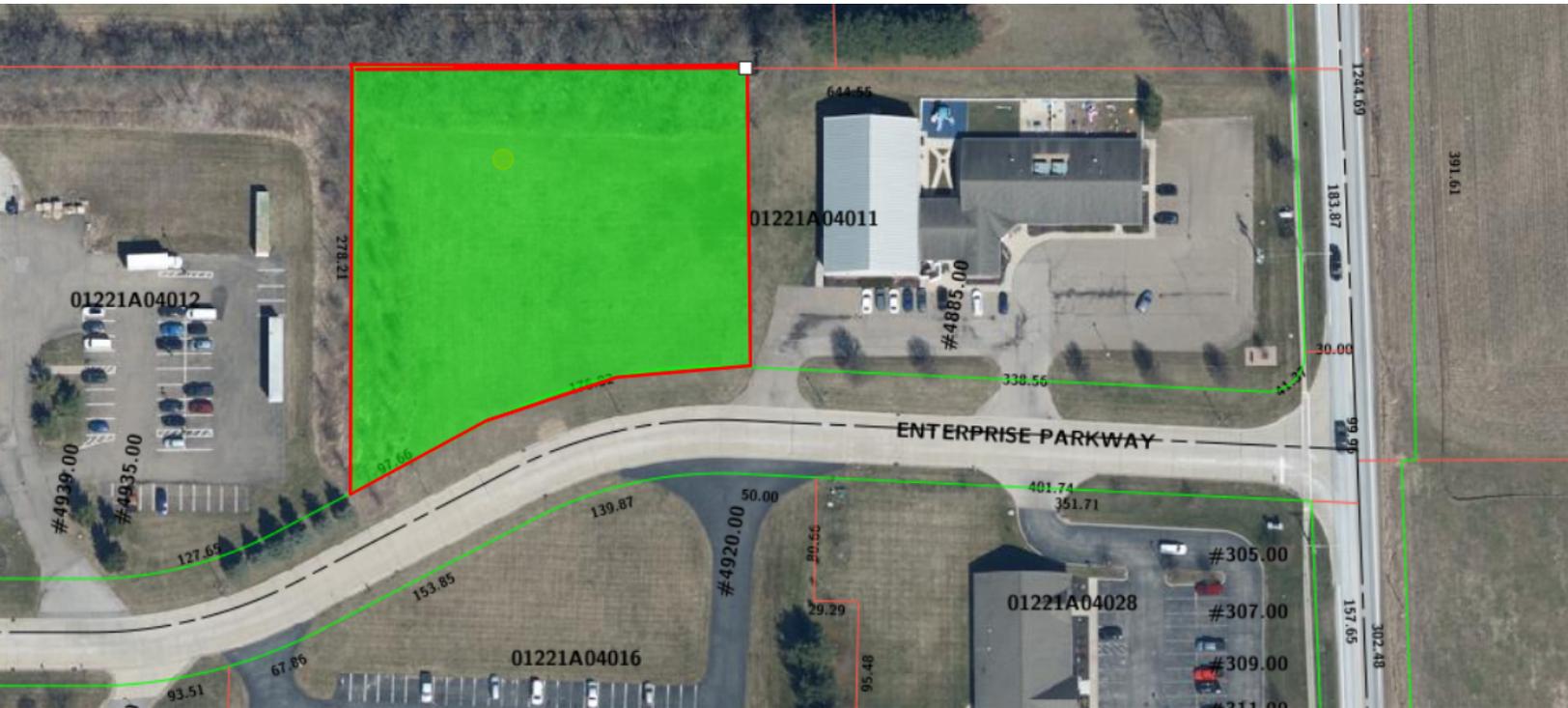
330.722.5002



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PROPERTY OVERVIEW

Discover a prime opportunity to expand or establish your business in the heart of Seville, Ohio. This strategically located ±1.3 acres of industrial land offers flexibility for a variety of business operations. This can range from light manufacturing, large-scale distribution centers, or logistics operations. Fully serviced with utilities, including water, sewer, and electric, streamlining the development process. Site work to split the parcel will need to be completed by the buyer.

LOCATION OVERVIEW

Situated in the bustling industrial corridor of Seville, Ohio. Close proximity to the Akron, Cleveland, and Medina metropolitan areas and easy access to major transportation routes. There is 200+ feet of frontage along Enterprise Parkway and direct access to I-71 and SR-3, places your business just minutes away from key highways and essential services in this highly developing community.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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

