



# MASSILLON DEVELOPMENT

112-130 Erie St  
Massillon, OH 44646







# PROPERTY SUMMARY

Offering Price	\$1,500,000.00
Building SqFt	21,360 SqFt
Year Built	1900
Lot Size (acres)	0.12
Parcel ID	06-07509
Zoning Type	Commercial
Elevators	2 Total
County	Stark

# INVESTMENT SUMMARY

KW Commercial is pleased to present the exclusive listing for this incredible historic development opportunity located at 112-130 Erie St in Downtown Massillon, Oh 44646.

Built in 1843 by Frank Worthorst, this sandstone block landmark in downtown Massillon offers over 35,000 sq. ft. across three floors and has housed the Masonic Temple and Lee Furniture, leaving behind a rich architectural legacy. The craftsmanship of this building is unparalleled, featuring original woodworking, exposed brick, and intricate detailing that set it apart from anything else on the market.

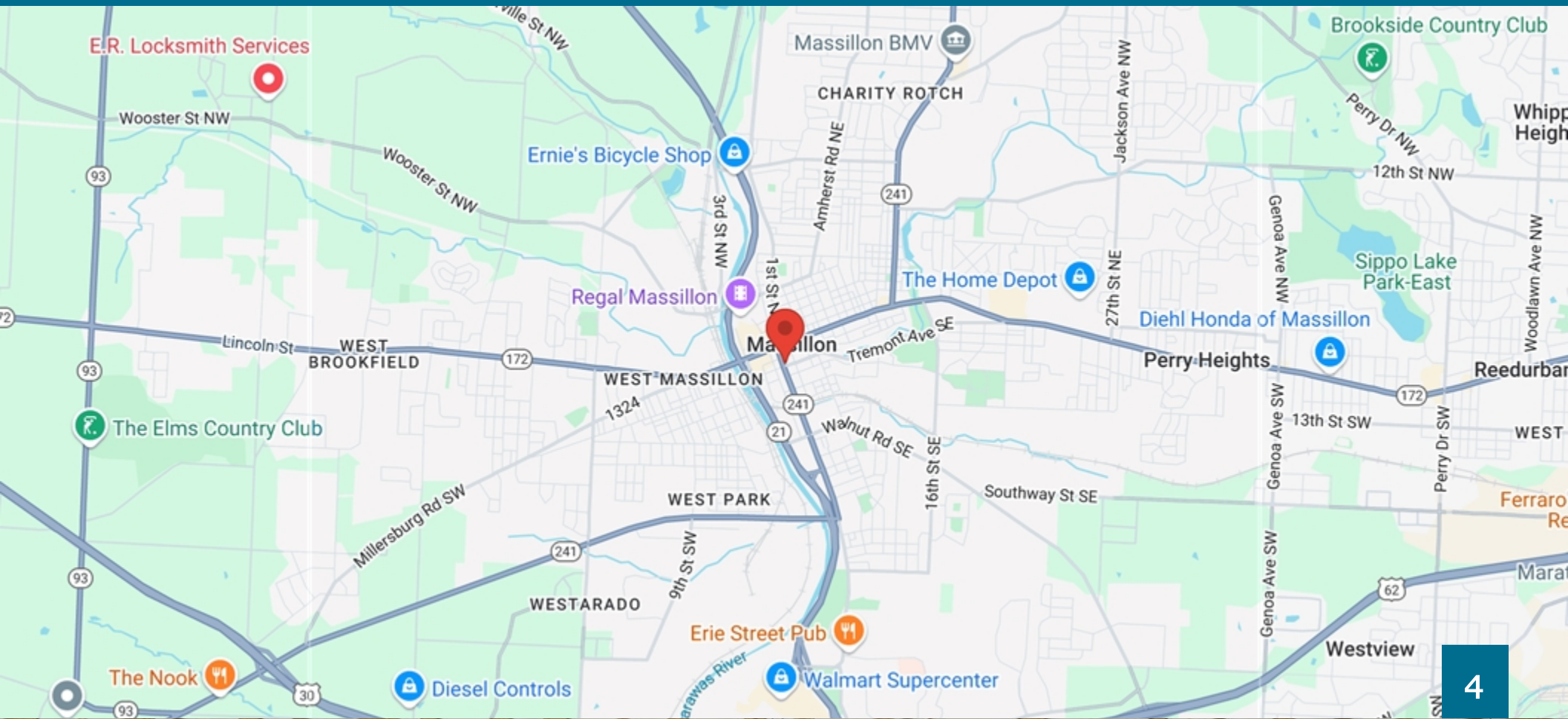
Al Capones safe maker crafted the safe still installed in 130 Erie St today.

Original masonic stage and dumbwaiters are still present.



# INVESTMENT HIGHLIGHTS

- This project offers the opportunity to revitalize all of Downtown Massillon through vision and creativity of its new owner. Zoned B-2 Central Business District, this building is a blank canvas for developers with vision and the city has been very receptive to ideas and the opportunities that could be.
- Together, these buildings could offer 4-6 Storefronts on the main level with over 17,000 additional square feet that could be used to create offices, apartments or even an event space
- Renderings can be provided that would create a roof top patio for additional usable areas.
- The property is RARE and only 2 others have ever been constructed like it. From the brick window features, the dumbwaiters, The masonic temple and old furniture store, these buildings are rich in history and stories to tell.









# LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility.
- Another historic building in this area, occupied with a national tenant recently sold at \$400/ sq ft.









# ABOUT MASSILLON

Massillon is a city in western Stark County, Ohio, United States, along the Tuscarawas River. The population was 32,146 at the 2020 census. Massillon is a principal city of the Canton–Massillon metropolitan area, which includes all of Stark and Carroll counties and had a population of 401,574 in 2020.



## CITY OF MASSILLON

COUNTY                      STARK

## AREA

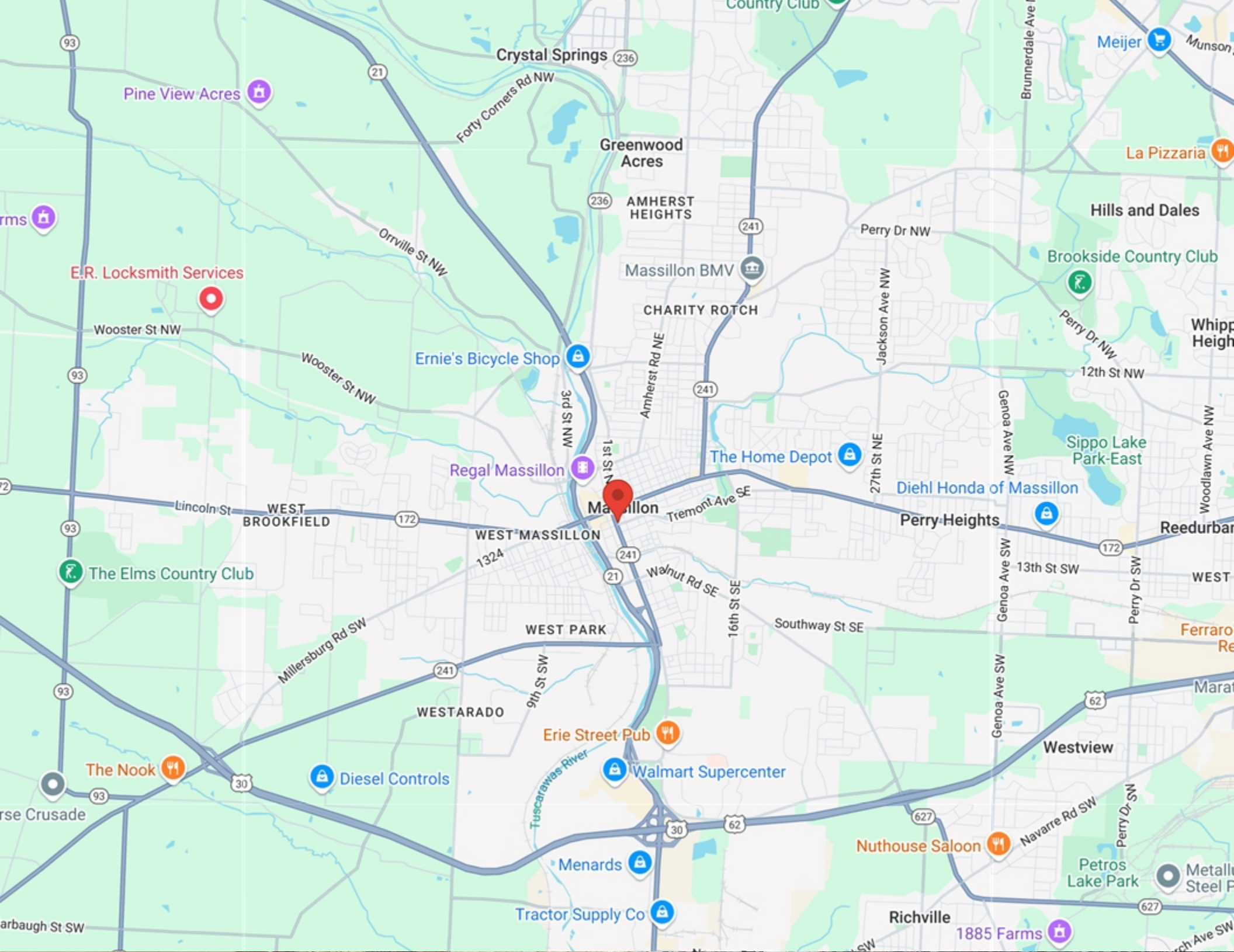
CITY                      19.1 SQ MI  
LAND                      19 SQ MI  
WATER                      0.2 SQ MI  
ELEVATION                      948 FT

## POPULATION

POPULATION                      32,146  
DENSITY                      1,694.66 SQ MI









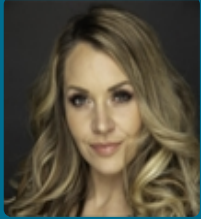








# EXCLUSIVELY PRESENTED BY:



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