

VERSATILE COMMERCIAL PROPERTY WITH RESIDENTIAL RENTAL

**6284 Manchester Rd.
Clinton, OH 44216**

Reduced Price!

Property Details

- 7,754 SF Building on 1.18 Acres
- Garage Doors:
(1) 12' x 12' / (2) 10' x 8' / (1) 9' x 8'
- Includes Occupied Residential Income
Property: 2,976 SF (4 Bed / 2 Bath)
- **REDUCED PRICE: \$665,000 \$495,000**

Property Description

Unique property located on Manchester Road, South of Nimisila Road, offers a rare opportunity to own a well-established automotive paint and body shop, complete with an adjacent 2,976 SF residential rental home. This dual-use property provides multiple streams of income, making it an attractive investment. High visibility, accessibility and excellent zoning allows for a variety of businesses.

David Whyte
330 352 7746
dwhyte@naipvc.com

Karen Whyte
330 351 1757
kwhyte@naipvc.com

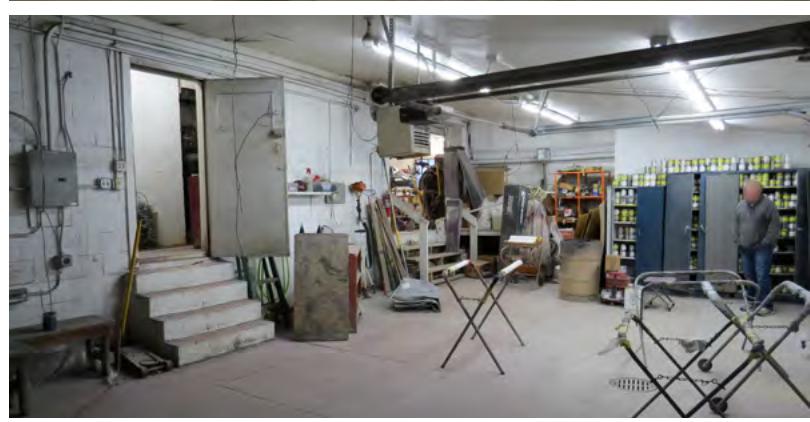
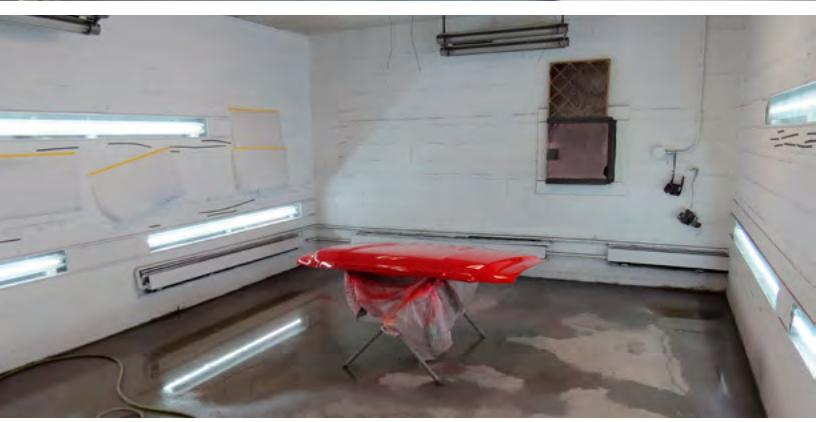
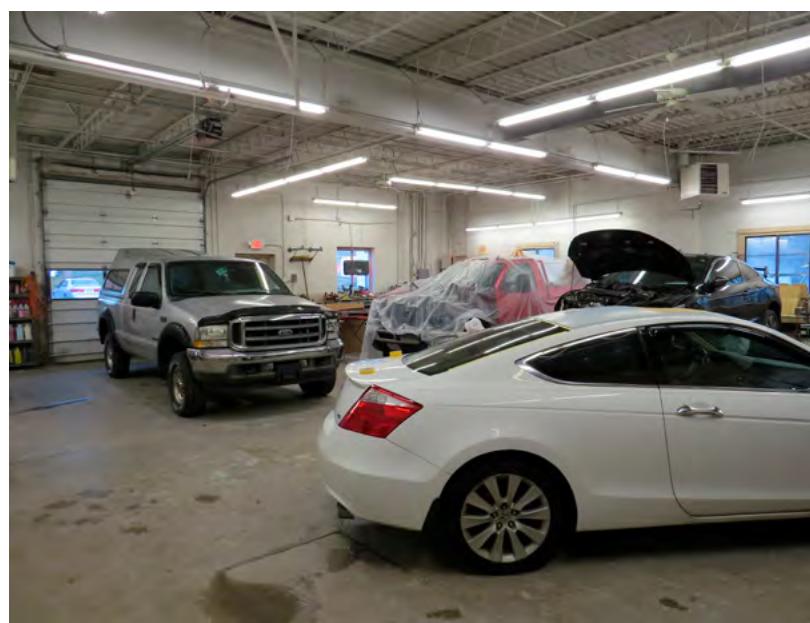
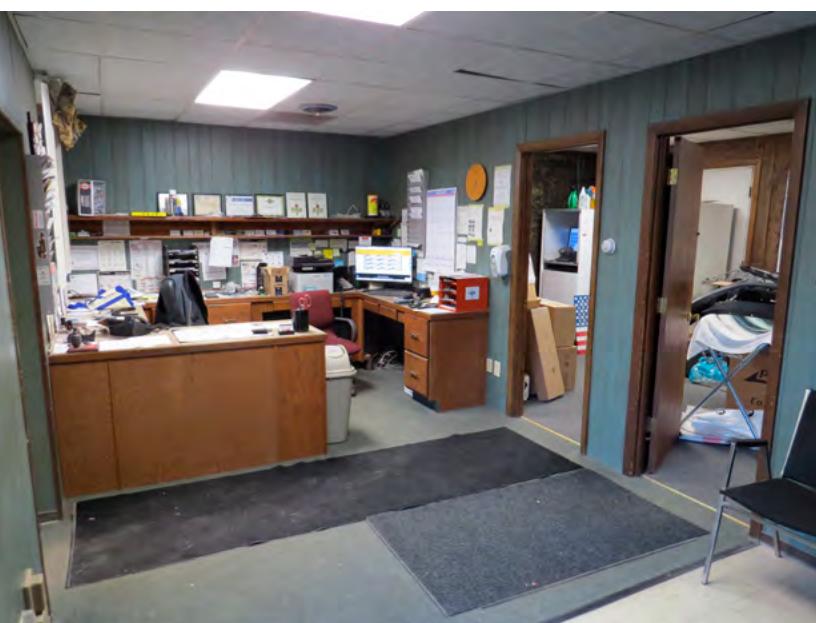
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540 White Pond Drive | Suite A
Akron, Ohio, 44320
+1 330 535 2661
naipvc.com

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FOR SALE

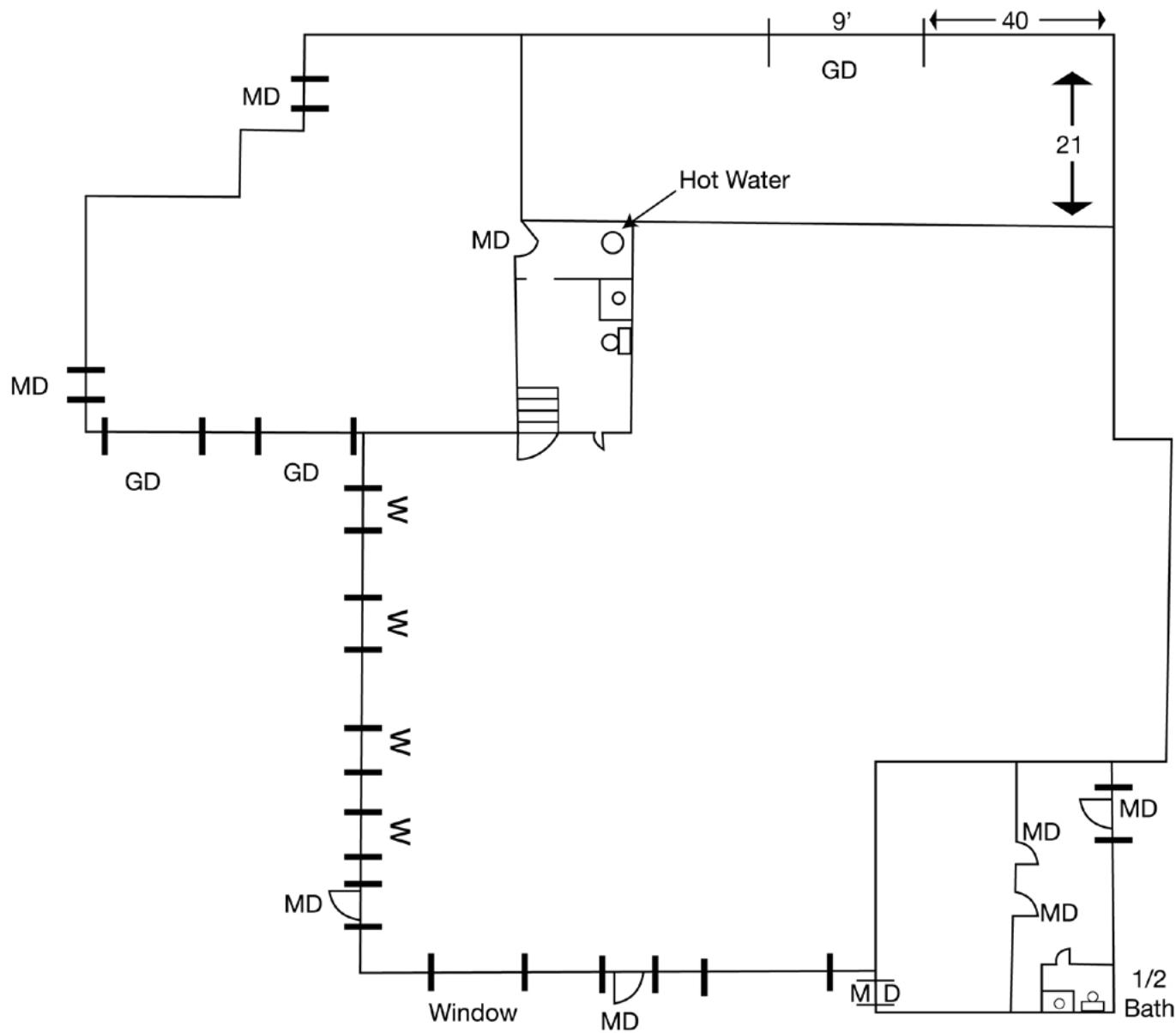
Photos: Garage



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Floorplan: Garage



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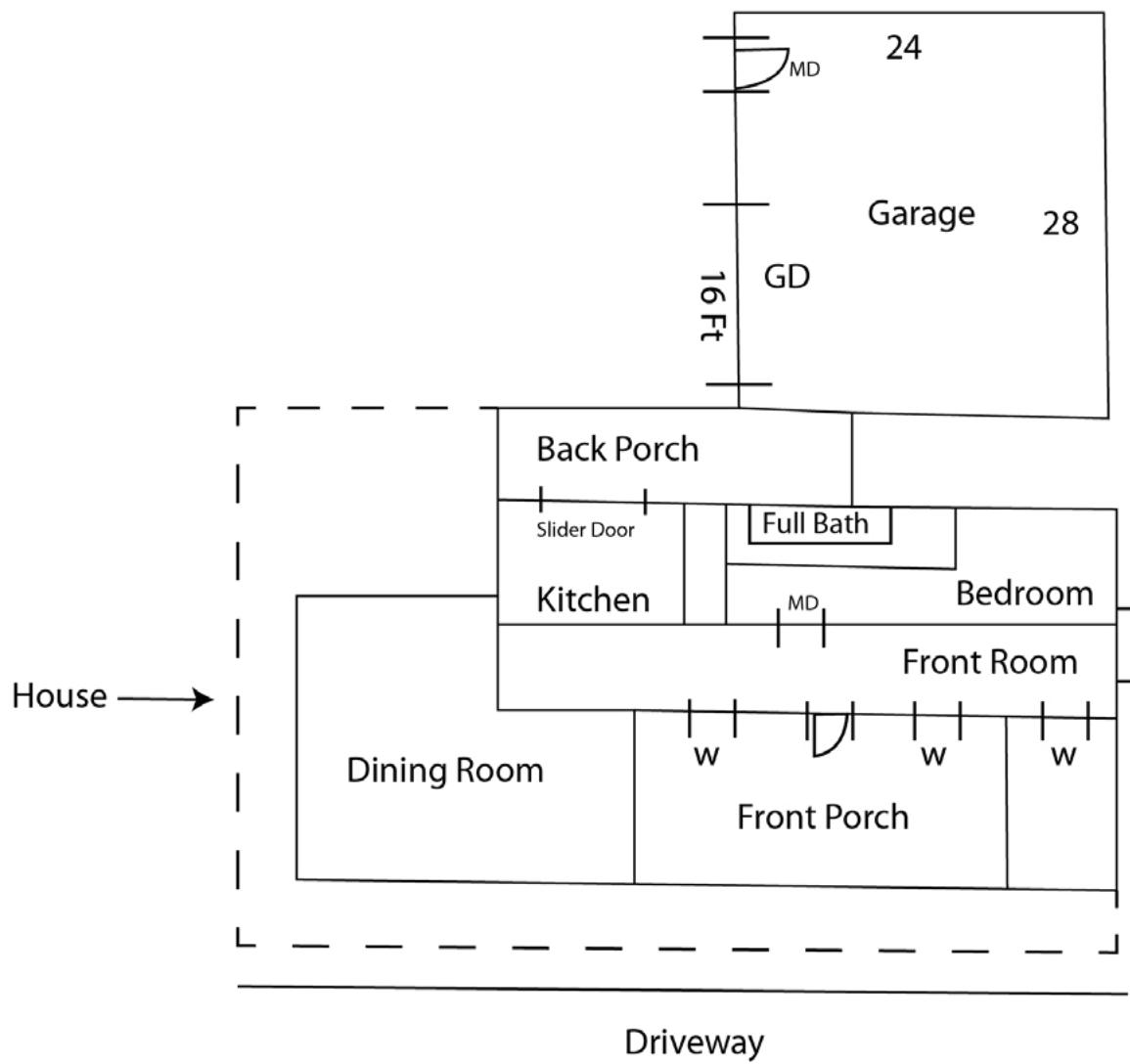
Photos: Income House



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Floorplan: Income House



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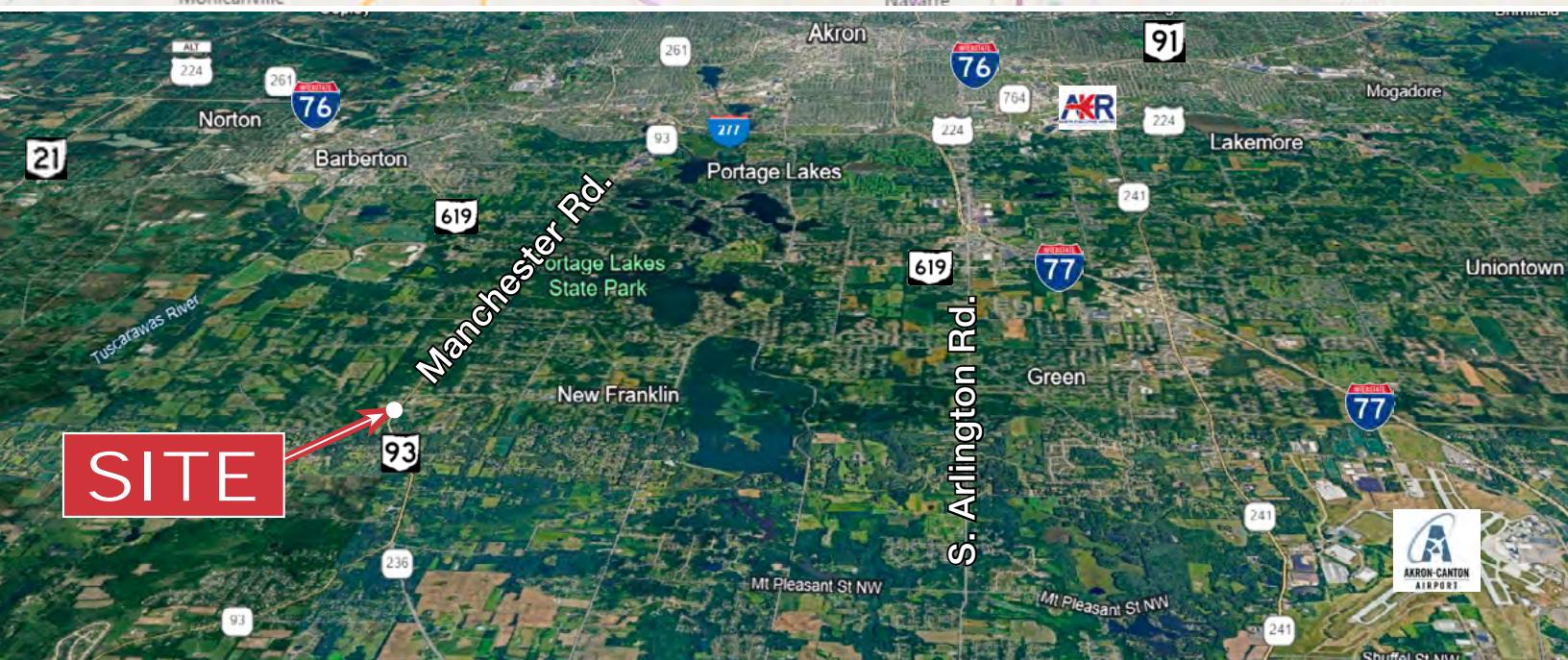
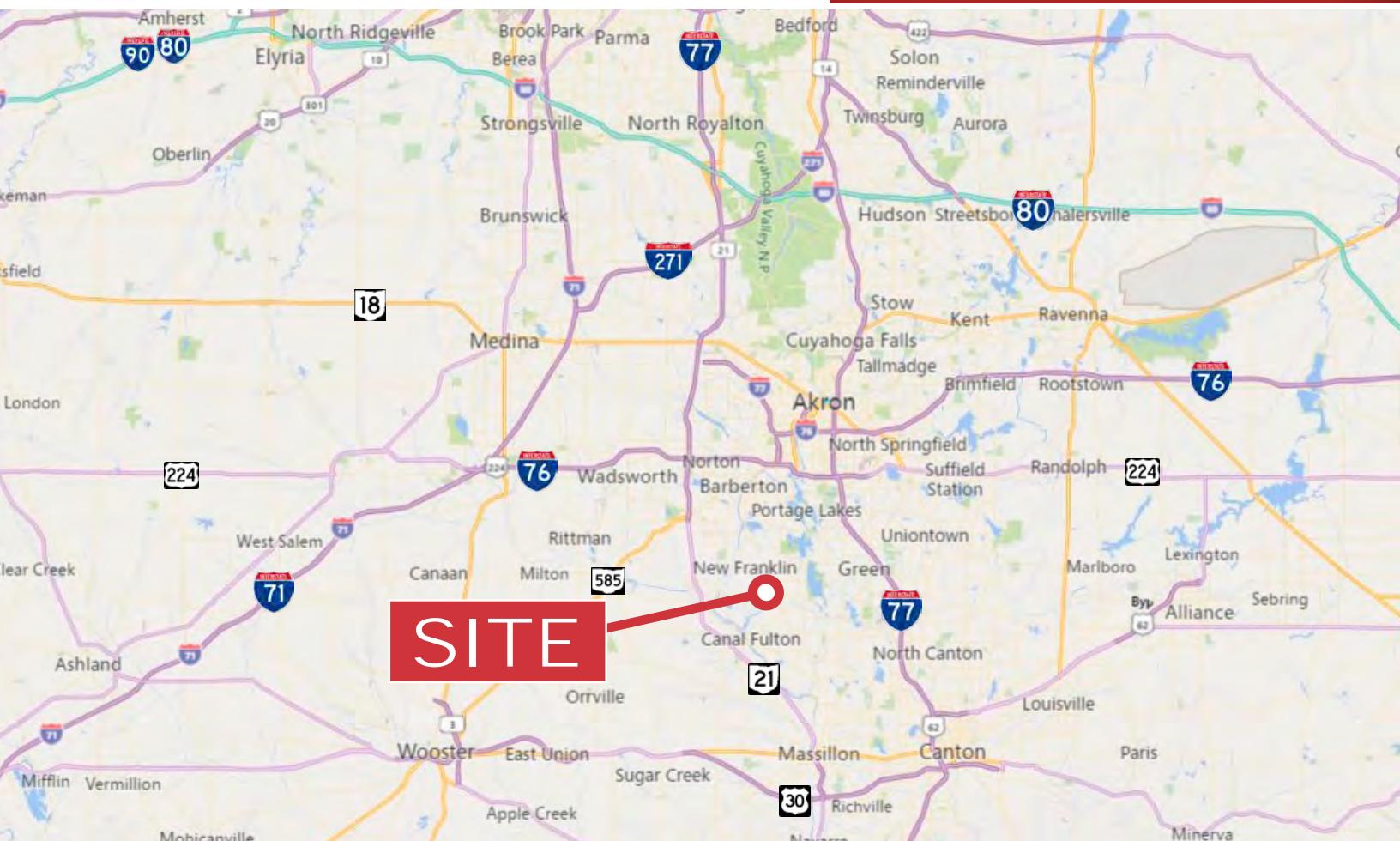
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Property Parcel Maps



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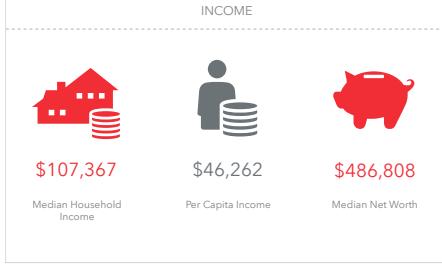
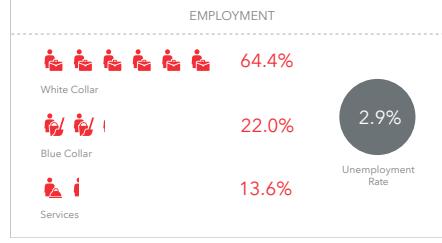
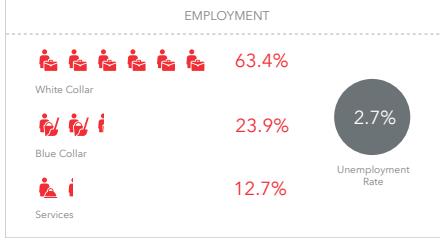
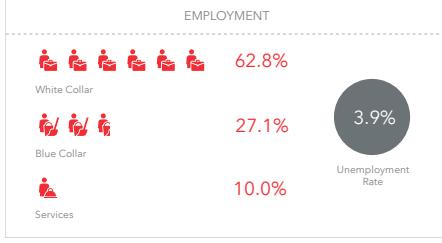
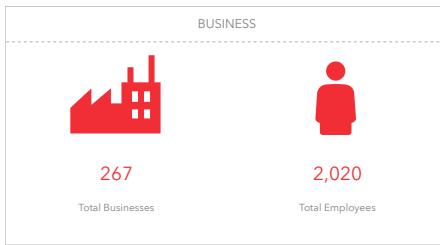
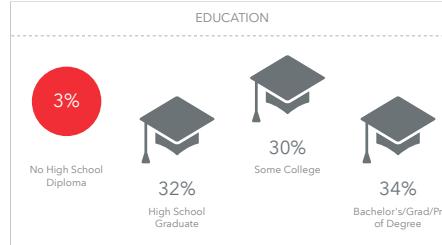
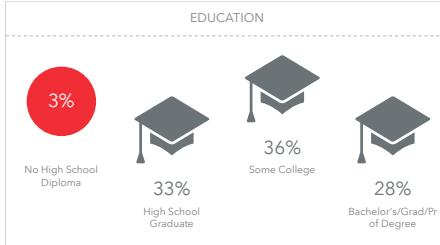
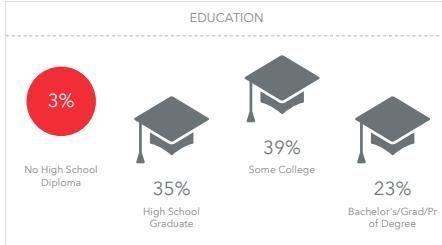
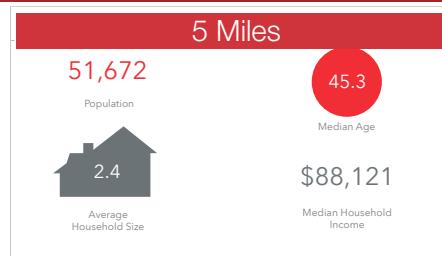
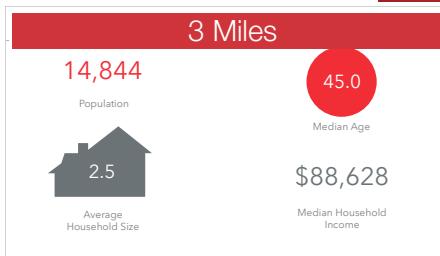
NAIPleasant Valley

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Akron, Ohio, 44320
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FOR SALE



2024 Households by income (Esri)

The largest group: \$150,000 - \$199,999 (27.7%)

The smallest group: \$15,000 - \$24,999 (2.5%)

Indicator ▲	Value	Diff
<\$15,000	3.8%	-5.3%
\$15,000 - \$24,999	2.5%	-4.8%
\$25,000 - \$34,999	5.2%	-2.7%
\$35,000 - \$49,999	5.8%	-5.8%
\$50,000 - \$74,999	15.1%	-2.5%
\$75,000 - \$99,999	12.6%	-0.7%
\$100,000 - \$149,999	22.6%	+6.9%
\$150,000 - \$199,999	27.7%	+18.6%
\$200,000+	4.5%	-3.9%

Bars show deviation from Summit County

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.6%)

The smallest group: \$15,000 - \$24,999 (4.0%)

Indicator ▲	Value	Diff
<\$15,000	4.2%	-4.9%
\$15,000 - \$24,999	4.0%	-3.3%
\$25,000 - \$34,999	5.9%	-2.0%
\$35,000 - \$49,999	10.9%	-0.7%
\$50,000 - \$74,999	15.9%	-1.7%
\$75,000 - \$99,999	14.7%	+1.4%
\$100,000 - \$149,999	21.6%	+5.9%
\$150,000 - \$199,999	15.5%	+6.4%
\$200,000+	7.2%	-1.2%

Bars show deviation from Summit County

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.3%)

The smallest group: <\$15,000 (4.8%)

Indicator ▲	Value	Diff
<\$15,000	4.8%	-4.3%
\$15,000 - \$24,999	4.9%	-2.4%
\$25,000 - \$34,999	5.9%	-2.0%
\$35,000 - \$49,999	9.4%	-2.2%
\$50,000 - \$74,999	14.9%	-2.7%
\$75,000 - \$99,999	16.8%	+3.5%
\$100,000 - \$149,999	19.3%	+3.6%
\$150,000 - \$199,999	13.8%	+4.7%
\$200,000+	10.2%	+1.8%

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Property Details

COMMERCIAL BUILDING:	7,754 SF
CURRENT USE:	Automotive Paint & Body Shop
PARCEL:	2300176
GARAGE DOORS:	(1) 12' x 12' (2) 10' x 8' (1) 9' x 8'
TOTAL ACREAGE:	1.18 acres
ZONING:	B-1 (Light Commercial)
UTILITIES:	Well & Septic
ADDITIONAL RESIDENTIAL RENTAL HOUSE:	2,975 SF (4 BD / 2BA)

Price Details

REDUCED PRICE:	\$665,000 \$495,000
TAXES:	\$10,521.58/year

Location Details

APPROX. FRONTAGE:	120' along Manchester Rd.
INTERCHANGE:	SR-619; I-77/I-277; I-76
DISTANCE:	1.7 miles; 7.5 miles; 8 miles

Notes

For Sale: Unique property located on Manchester Road, south of Nimisila Road, offers a rare opportunity to own a well-established automotive paint and body shop, complete with an adjacent 2,976 SF residential rental home. This dual-use property provides multiple streams of income, making it an attractive investment. High visibility, accessibility and excellent zoning allows for a variety of businesses.

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