

Industrial Property for Sale

1628 SHERRICK ROAD SE, CANTON, OH 44707

PRICE REDUCED!



Overview

Building contains the following amenities:

- Drive-in Doors:
 - 2 - 10'x12' Doors on Back
 - 6 - 10'x12' Doors on Side
 - 1 - 10'x10' Door in Rear Side
- Reznor Heat in Shop
- Pitched Roof
- 12' Clear in Main Bay - 2,837 SF
- 11'6" Clear in Smaller Bay - 740 SF

Highlights

- Industrial Zoning
- Building Has Multiple Drive-in Doors on Separate Bays
- Perfect for Automotive and a Multitude of Other Uses

Property Details



Sales Price

\$249,000
\$200,000



Lot Size

3.28 Acres



Zoning

I-1 Light Industry

Rev: November 17, 2025

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TJ Hollin

C: 330.618.8045

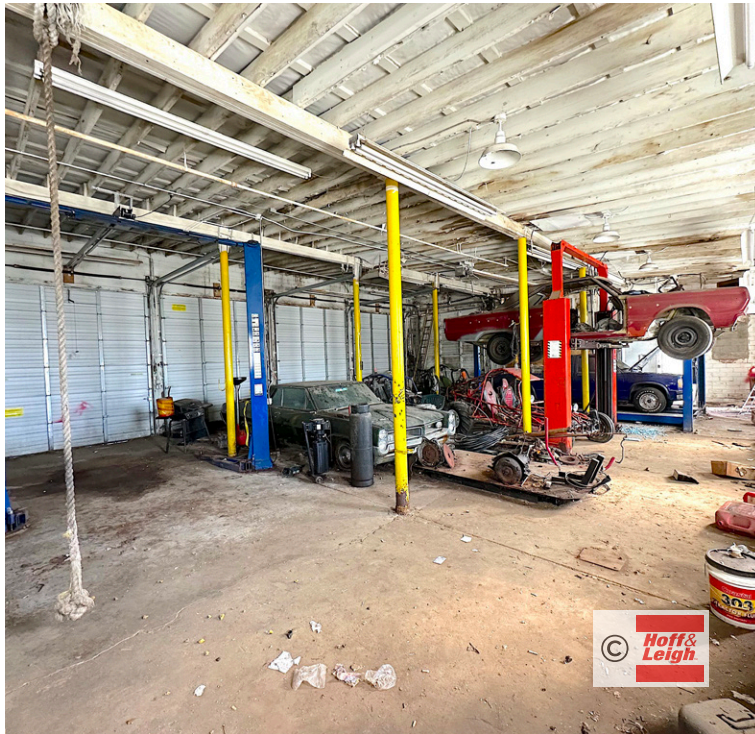
O: 330.940.9360

TJHollin@HoffLeigh.com



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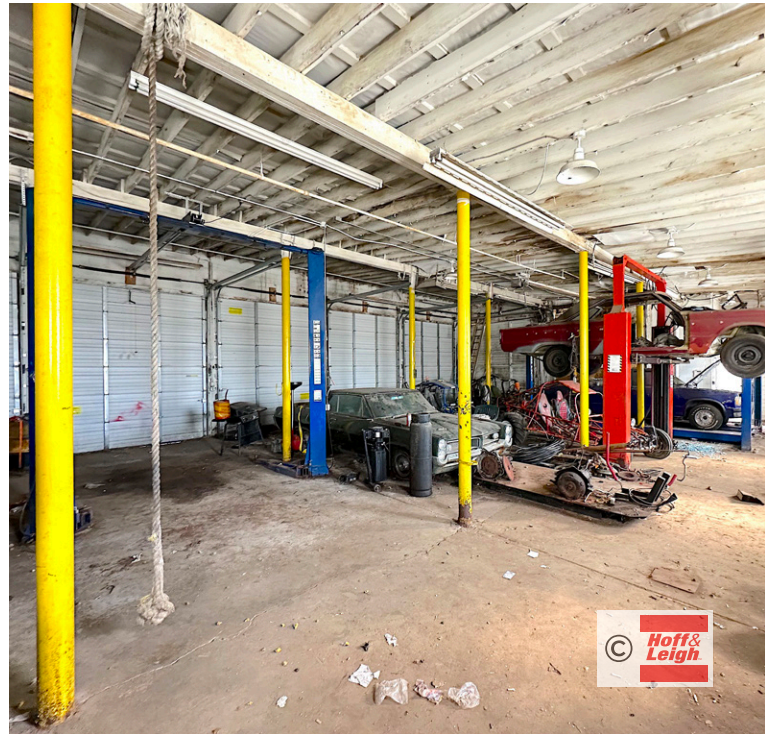
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CHAPTER 1147

Permitted Uses - Business and Industrial Zoning Districts

1147.01 Table of permitted uses.

1147.01 TABLE OF PERMITTED USES.

Use	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2
Single-Family Homes	P	P	CU	--	--	--	--	--
Home Occupations	P	P	P	P	P	P	--	--
Parking (1)	P	P	P	P	P	P	P	P
Government Buildings	CU	CU	CU	CU	CU	CU	CU	CU
Two Family Dwellings	P	P	CU	--	--	--	--	--
Multi-Family Dwellings	P	P	P	P	P	P	--	--
Group Social Service Facility	CU	--	CU	CU	CU	CU	--	--
Boarding/Rooming Facility	--	--	CU	CU	CU	CU	--	--
Child/Adult Day Care Facility	P	--	CU	CU	CU	CU	--	--
Fraternity/Sorority Houses	--	--	CU	CU	CU	CU	--	--
Limited Lodging (21)	P	P	P	P	P	---	---	---
Business Offices (20)	P	P	P	P	P	P	P	P
Medical and Dental Clinics and Offices	P	P	P	P	P	P	--	--
Funeral Parlors/Mortuary	P	P	P	P	P(10)	P(10)	--	--
Eating and Drinking Establishments	P	P	P	P	P	P	--	--
Retail, 1000 sf or less (2)	--	P	P	P	P	P	--	--
Service	--	P	P	P	P	P	--	--
Service, Repair Shops	--	P	P	P	P	P	P	P
Service, Laundromats	--	P	P	P	P	P	--	--
Service, Photography Studios	--	P	P	P	P	P	--	--
Service, Tailoring	--	P	P	P	P	P	--	--
Retail, Over 1000 sf	--	P	P	P	P	P	--	--
Barber Shop/Beauty Salon	--	P	P	P	P	P	--	--
Banks	--	--	P	P	P	P	--	--
Banks, Including Drive-thru	--	--	P	P	P	P	--	--

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Banks, Including Drive-thru	--	--	P	P	P	P	--	--
Schools, Commercial	--	--	--	P	P	P	P	P
Greenhouses and Nurseries	--	--	P	--	--	P	P	P
Laundry, Dry Cleaner	--	--	P	P	P	P	--	--
Motel and Hotels	--	--	P	P	P	P	--	--
Bakery, Retail	--	--	P	P	P	P	--	--
Amusement Arcade	--	--	P	--	P	P	--	--
Wholesale Merchandise	--	--	P	P	P	P	--	--
Home Repair Contractor (3)	--	--	P	P	P	P	P	P
Printers, less than 5,000 sf	--	--	P	P	P	P	--	--
Parking, Commercial	--	--	P	P	P	P	P	P
Automotive and Boat Sales	--	--	P(4)	P	--	P	P	P
Broadcasting Studios	--	--	--	P	P	P	--	--
Automotive and Boat Repair (5)	--	--	--	P	--	P	P	P
Contractor's Shop (5)	--	--	--	P	--	P	P	P
Monument Work, w/Retail (5)	--	--	--	P	--	P	P	P
Distributor's Warehouse (5)	--	--	--	--	--	P	P	P
Wholesale Outlet (5)	--	--	--	P	P	P	--	--
General Warehouse and Storage Yard (5) (6)	--	--	--	--	--	P	P	P
Printers, Over 5,000 sf	--	--	--	P	--	P	P	P
Sign Manufacturers	--	--	--	P	--	P	P	P
Bowling Alleys & Skating Rinks (7)	--	--	--	P	P	P	--	--
Dance Halls, Theaters, and Similar (7)	--	--	--	P	P	P	--	--
Testing and Research Labs (7)	--	--	--	--	P	--	P	P
Service Stations	--	--	--	P	--	P	P	P

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1628 Sherrick Rd SE, Canton, Ohio, 44707

DEMOGRAPHICS



56,256
Population



37.4
Median Age



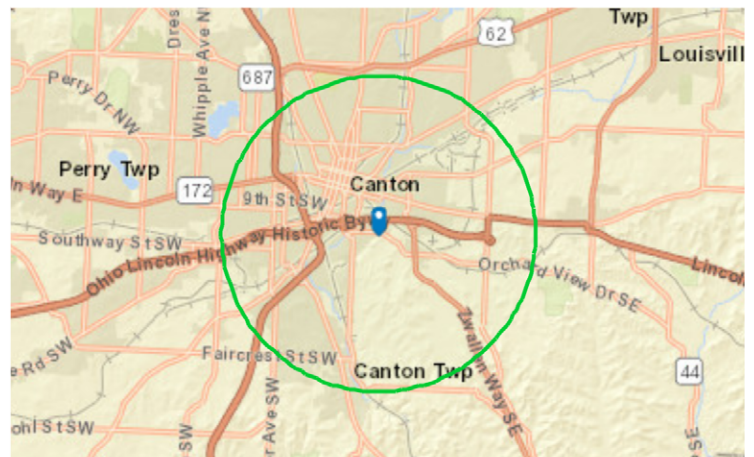
2.4
Average
Household Size



\$36,352
Median Household
Income

TRAFFIC COUNT

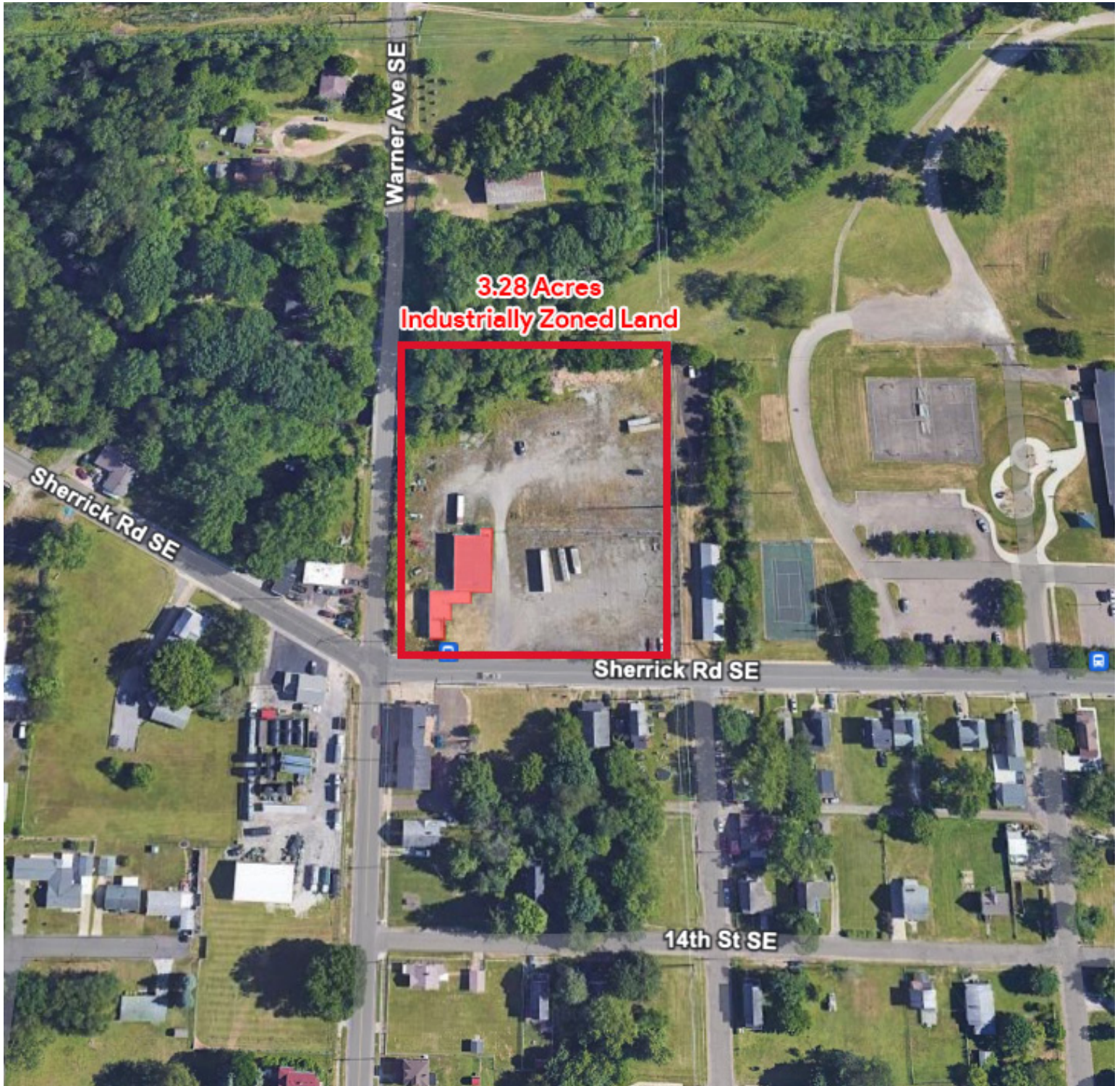
Cross street	VPD	Distance
Feller Ct SE	2,100	0.2
12th St SE	1,400	0.2
Albert Ave SE	1,169	0.3
Robin Ct SE	2,294	0.3
Rennick Ct SE	35,506	0.3



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