

3120 Wadsworth Rd

3120 WADSWORTH RD, NORTON, OH 44203

FOR SALE

Retail Property



PROPERTY DESCRIPTION

Offered for sale is a unique commercial building featuring a dramatic open-span interior with vaulted wood ceilings, exposed trusses, and a large mezzanine that enhances functional flexibility. The property is well-suited for destination retail, boutique showroom, creative studio, or experiential commercial concepts, with several smaller ancillary rooms supporting office, storage, or operational needs. The building is ready for redevelopment or repositioning, offering buyers a character-rich asset with strong potential for value-add improvements, multi-tenant conversion, or single-user occupancy. This is an excellent opportunity to acquire a distinctive, highly adaptable building in a visible corridor with upside for both investors and owner-users.

LOCATION DESCRIPTION

3120 Wadsworth Rd is situated along Wadsworth Rd (SR-261) in Norton, Ohio, with Loyal Oak Community Park and the Oakleaf Soccer Fields located directly to the north across Wadsworth Rd. The property is approximately 0.2 miles west of S. Cleveland Massillon Rd and nearby Wadsworth Rd commercial/service uses, including Ritzman Muffler and Wolf Creek Tavern Restaurant at 3044 Wadsworth Rd. The property at 3120 Wadsworth Rd offers convenient regional access, located approximately 1 mile from I-76 /Rt 224 and approximately 4 miles from I-77.

PROPERTY HIGHLIGHTS

- Unique open-span interior with dramatic vaulted wood ceilings and exposed trusses.
- Large mezzanine level provides flexible layout options.
- Several ancillary rooms ideal for offices, storage, or back-of-house operations.
- Character-rich architecture suitable for destination retail, showroom, studio, or experiential concepts.
- Strong value-add opportunity for investors or ideal for an owner-user seeking a distinctive building.
- Adaptable for single-tenant or multi-tenant configurations.
- Located along a visible, accessible corridor supporting retail and commercial uses.

OFFERING SUMMARY

Sale Price:	\$275,000
Number of Units:	1
Building Size:	4,148 SF



Patrick Craig

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3120 Wadsworth Rd

3120 WADSWORTH RD, NORTON, OH 44203

FOR SALE

Retail Property



Patrick Craig

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCGA.com

3120 Wadsworth Rd

3120 WADSWORTH RD, NORTON, OH 44203

FOR SALE

Retail Property



Patrick Craig

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

Each office independently owned and operated.

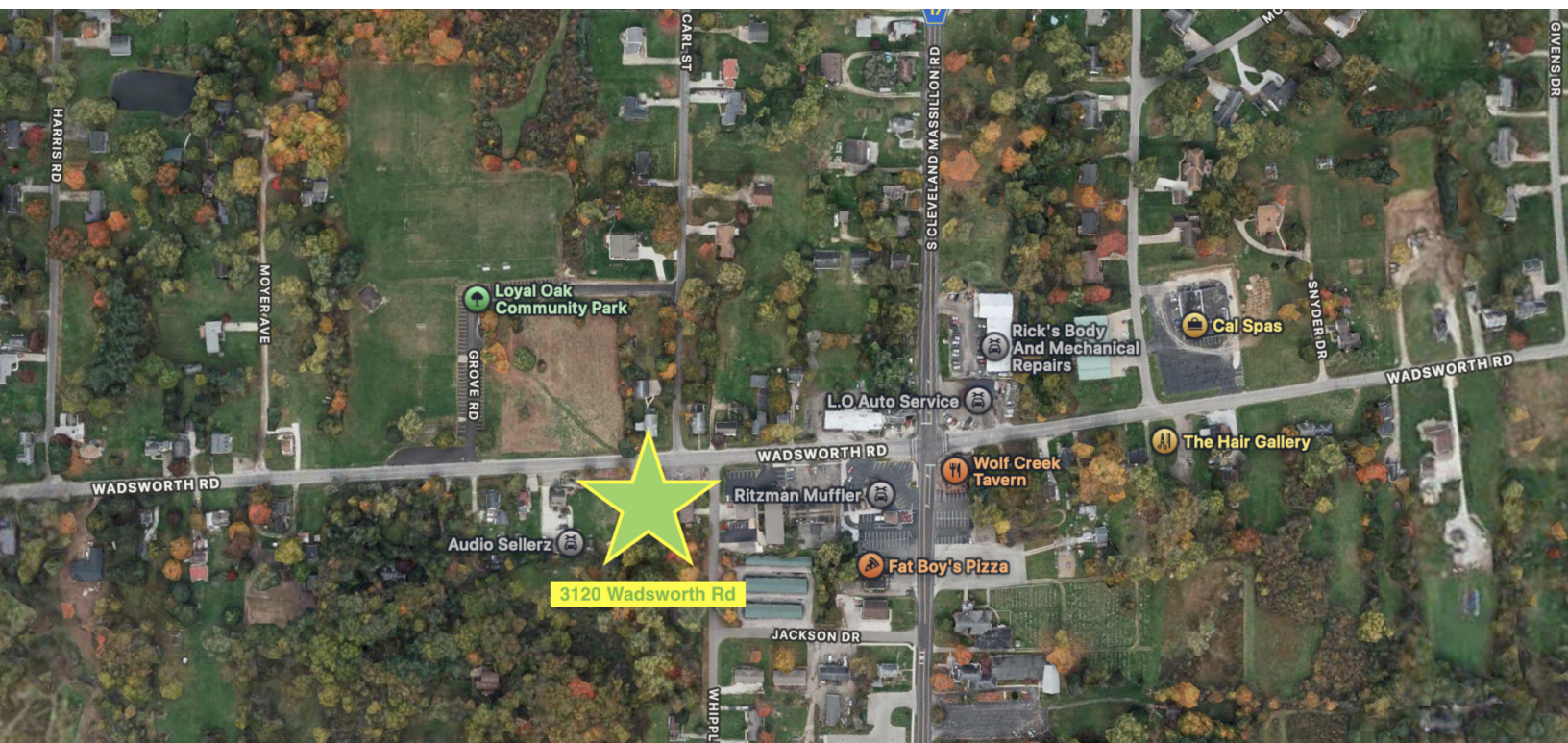
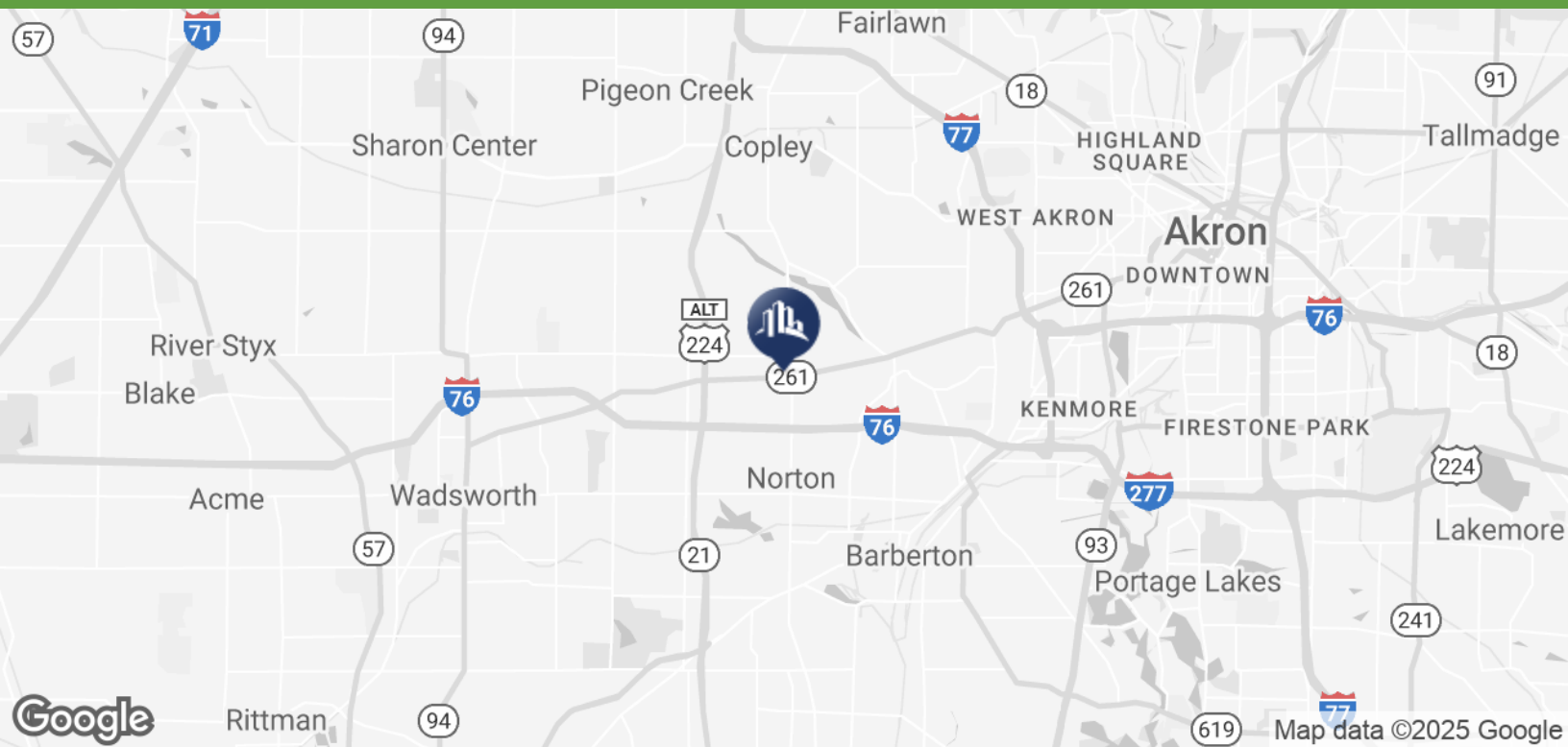
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3120 Wadsworth Rd

3120 WADSWORTH RD, NORTON, OH 44203

FOR SALE

Retail Property



Patrick Craig

330.606.9459

patrick.craig@sperrycga.com

OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.SperryCGA.com