

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



VIDEO

PROPERTY DESCRIPTION

Unlock the potential of this 66.64-acre property in Alliance, Ohio—an exceptional opportunity with No Zoning restrictions, offering unmatched flexibility for a variety of development possibilities. Whether your vision is industrial, agri-tourism, land development, a winery, or a hospitality concept, this expansive parcel provides the freedom to build without limitation.

Key Features:

No Zoning: Ideal for industrial, commercial, residential, or mixed-use development

Beautifully Renovated Farmhouse: 1,920 SF, 4 bedrooms, hardwood floors, above-ground pool

Additional Structures Include:

- * 1,904 SF historic bank barn
- * (3) Storage buildings: 2,500 SF to 5,292 SF
- * 1,000 SF office building
- * 1,080 SF two-story storage structure
- * (5) Smaller garages/outbuildings: 192 SF to 528 SF

Located in a growing corridor with proximity to regional transportation routes, this property is well-positioned for long-term value and immediate use. Whether you're expanding operations or launching a visionary new project, this property offers a blank canvas with built-in infrastructure.

Don't miss this unique chance to shape the future of Alliance.



Steve Masica

PRINCIPAL

330.714.4415

steve.masica@sperrycga.com

OH #2013002150

LOCATION DESCRIPTION

Immerse yourself in the allure of Alliance, Ohio. Just minutes from 24893 State Route 62, this vibrant area is rich with attractions and amenities. From the acclaimed University of Mount Union to the captivating glamour of Glamorgan Castle, the locale offers a compelling blend of academia and history. Indulge in the scenic beauty of Silver Park or explore the intriguing exhibits at the Mabel Hartzell Historical Home. With an inviting array of dining, shopping, and cultural experiences, the surrounding area showcases the perfect balance of modern convenience and timeless charm.

PROPERTY HIGHLIGHTS

- Zoned No Zoning
- Prime investment opportunity
- Flexible development potential
- Ideal for various land uses
- Strategic location for investors
- Unrestricted usage possibilities
- Highly versatile property
- Attractive to diverse investors

OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	66.64 Acres

Michelle Masica

PRINCIPAL/BROKER

216.293.8900 x1

michelle.masica@sperrycga.com

OH #2019006823

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.

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



Steve Masica
PRINCIPAL
330.714.4415
steve.masica@sperrycga.com
OH #2013002150

Michelle Masica
PRINCIPAL/BROKER
216.293.8900 x1
michelle.masica@sperrycga.com
OH #2019006823

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

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



Steve Masica

PRINCIPAL

330.714.4415

steve.masica@sperrycga.com

OH #2013002150

Michelle Masica

PRINCIPAL/BROKER

216.293.8900 x1

michelle.masica@sperrycga.com

OH #2019006823

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

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



Steve Masica
PRINCIPAL
330.714.4415
steve.masica@sperrycga.com
OH #2013002150

Michelle Masica
PRINCIPAL/BROKER
216.293.8900 x1
michelle.masica@sperrycga.com
OH #2019006823

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

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



Steve Masica
PRINCIPAL
330.714.4415
steve.masica@sperrycga.com
OH #2013002150

Michelle Masica
PRINCIPAL/BROKER
216.293.8900 x1
michelle.masica@sperrycga.com
OH #2019006823

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.

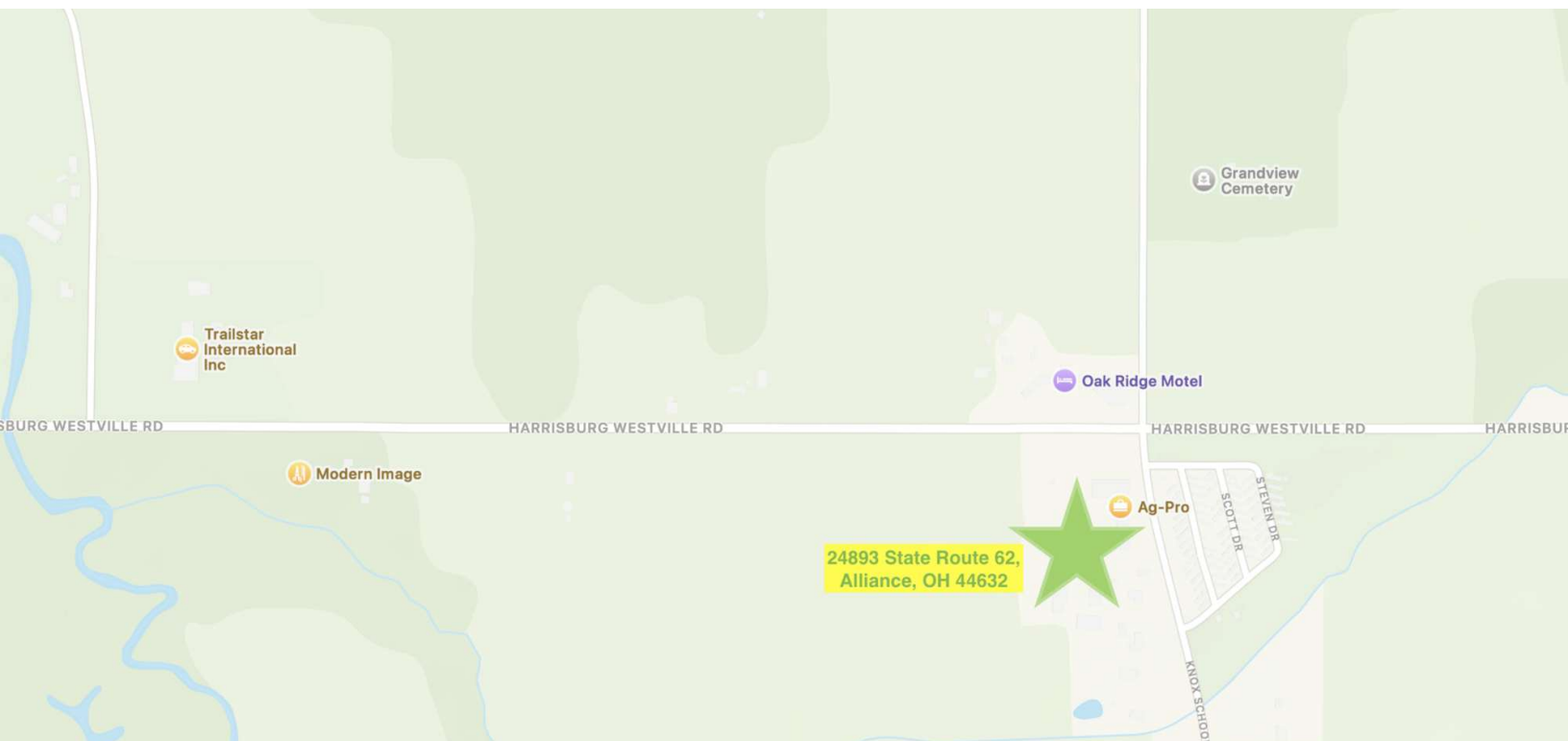
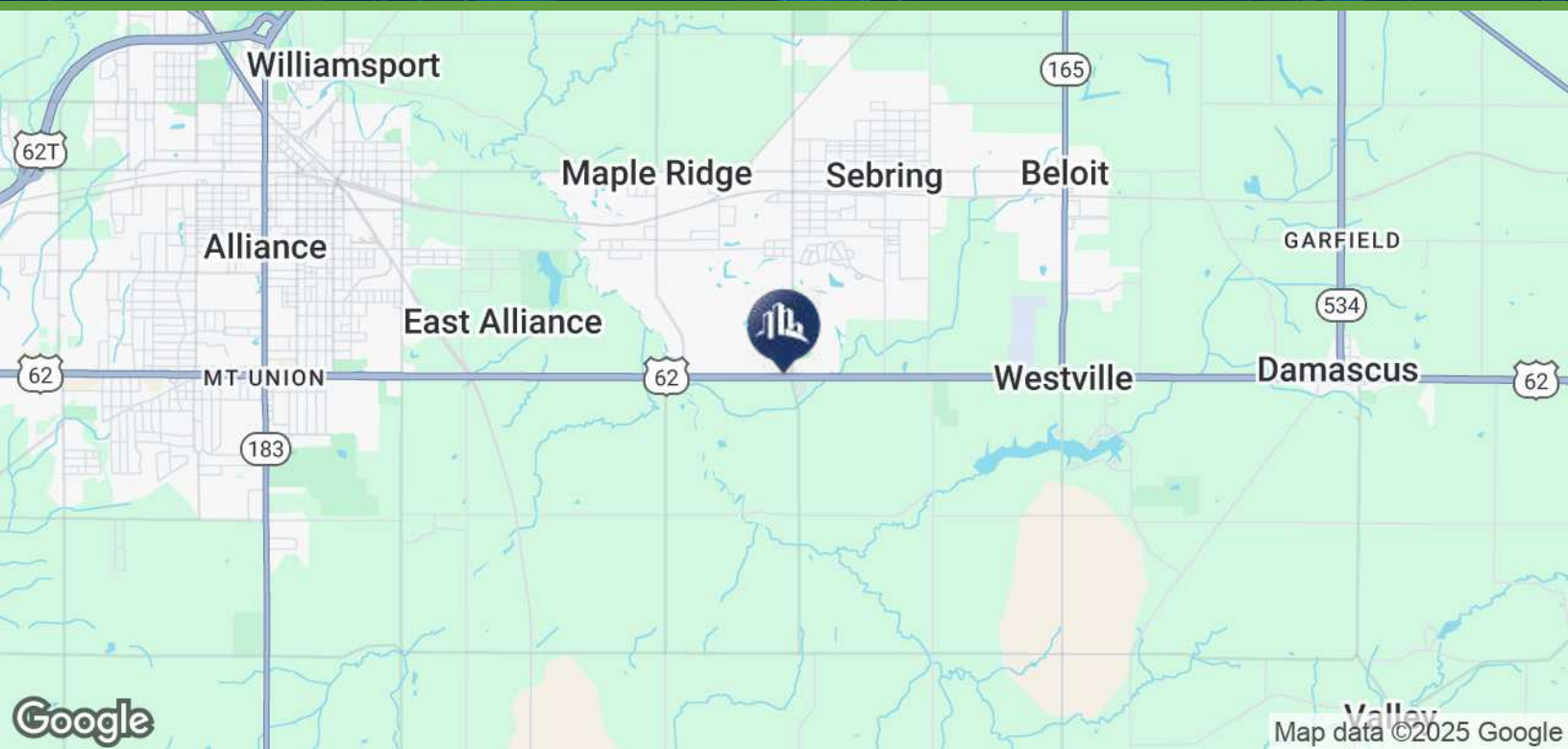
www.SperryCGA.com

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



Steve Masica

PRINCIPAL

330.714.4415

steve.masica@sperrycga.com

OH #2013002150

Michelle Masica

PRINCIPAL/BROKER

216.293.8900 x1

michelle.masica@sperrycga.com

OH #2019006823

Each office independently owned and operated.

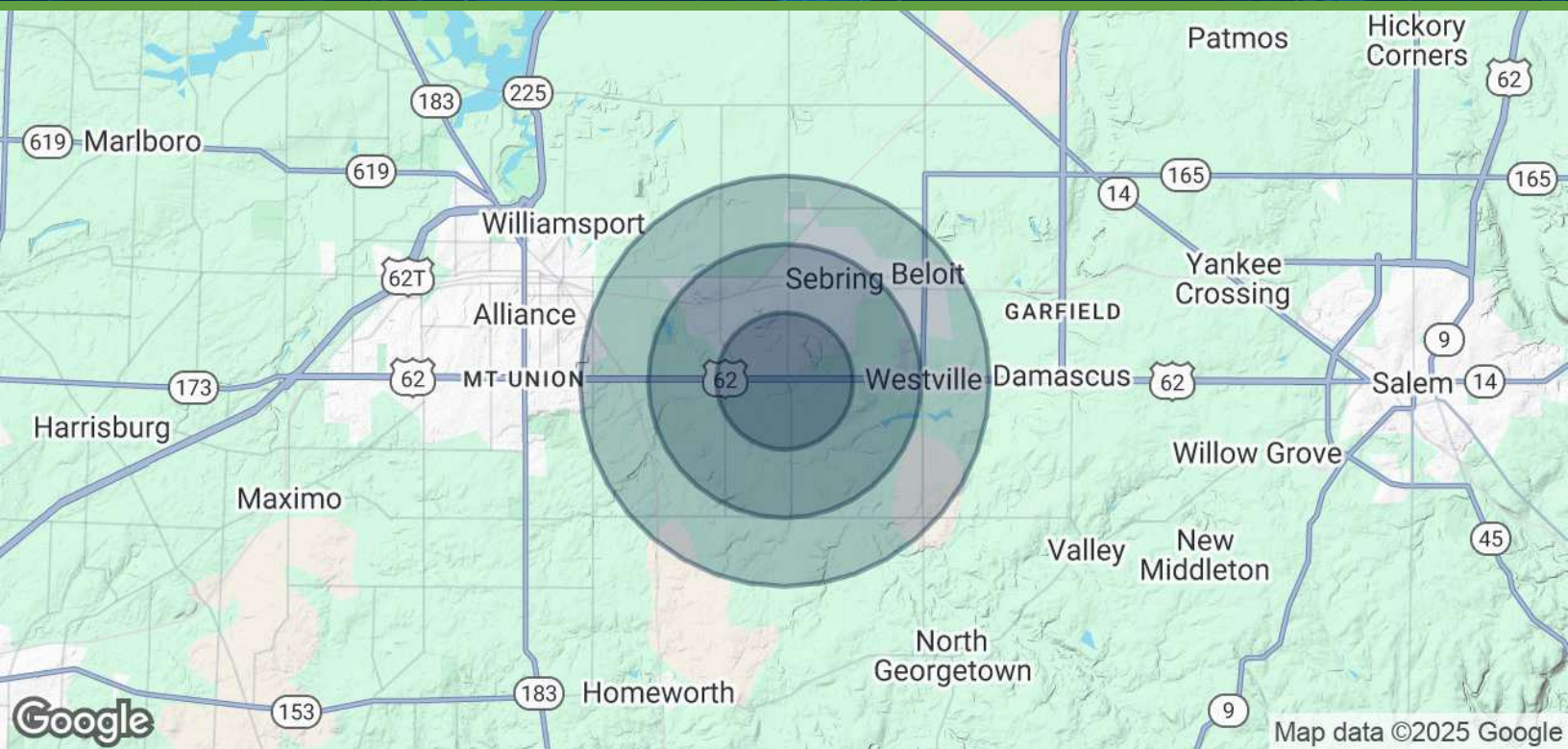
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

24893 State Route 62

24893 STATE ROUTE 62, ALLIANCE, OH 44601

FOR SALE

Land



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	860	4,868	8,386
Average Age	61	49	46
Average Age (Male)	58	47	45
Average Age (Female)	63	51	48

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	382	2,169	3,687
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$60,451	\$61,558	\$64,775
Average House Value	\$379,691	\$225,345	\$193,803

Demographics data derived from AlphaMap



Steve Masica
PRINCIPAL
330.714.4415
steve.masica@sperrycga.com
OH #2013002150

Michelle Masica
PRINCIPAL/BROKER
216.293.8900 x1
michelle.masica@sperrycga.com
OH #2019006823

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.