

802 N. HURON STREET
TOLEDO, OH 43604

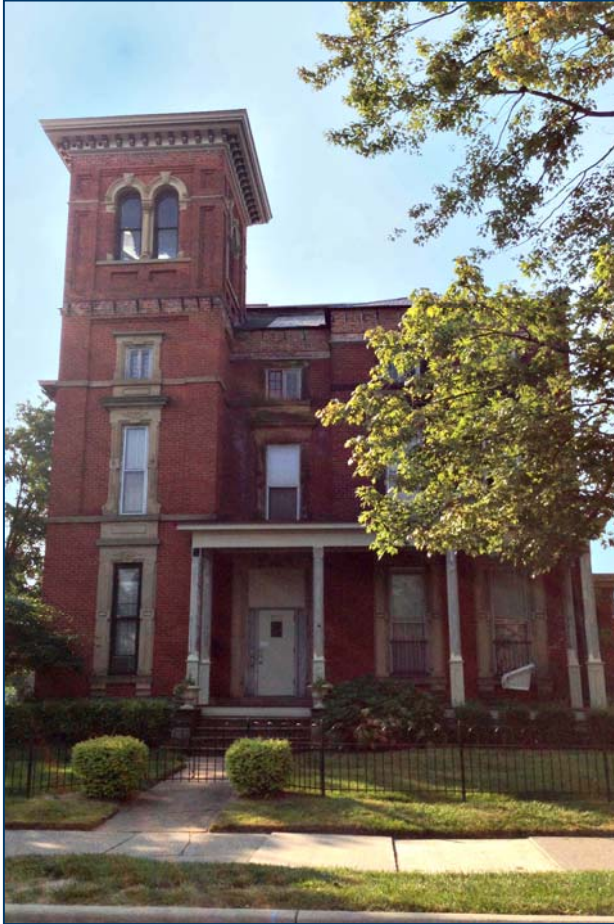
COMMERCIAL BUILDING FOR SALE
10,590 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

THE CASEY POMEROY HOUSE B&B



GENERAL INFORMATION

Sale Price:	\$289,000 for real estate only. Personal property available separately
Building Size:	10,590 square feet plus a 3,330 square foot unfinished basement
Number of Stories:	3 plus a 4th story tower (3rd floor and tower floor are unfinished)
Year Constructed:	1870
Condition:	Renovated – in exceptional condition
Lot Dimensions:	199' (Huron Street) x 166' (Walnut Street)
Acreage:	0.758
Closest Cross Street:	Cherry Street – 2 blocks from Toledo's CBD
County:	Lucas
Zoning:	Commercial Mixed Use which allows a variety of office, retail, spa/salon and hotel type uses
Parking:	Approximately 20 spaces in attached lot
Curb Cuts:	1 on Huron, 1 on Walnut
Street:	2 lane, 1 way

For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Stacked stone footings
Roof:	Flat with built-up composition, mansard roof and gable roof
Floors:	Hardwood
Floor Coverings:	Natural wood plank and tile
Ceiling Height:	1st and 2nd floor s – 12'; 3rd floor – 9'
Basement:	8' clear height with a washer and dryer
Heating:	Central steam heat boiler in basement serviced by Noron
Air Conditioning:	Window unit
Power:	200 and 100 amp service (updated)
Restrooms:	2 on 1st floor (ADA), 4 on 2nd floor
Security System:	Fire and security alarm wired through Torrence Sound & Equipment
Overhead Doors:	No
Sprinklers:	No
Signage:	No



BUILDING INFORMATION

Current Occupant:	The Casey Pomeroy House
Occupancy Date:	Negotiable
Sign on Property:	No
Key Available:	Arrange personal inspection thru listing agents

2017 REAL ESTATE TAXES

TD:	15
Parcel:	44035
Assessor Number:	01-066-005
Total Taxes:	\$3,134.66



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Comments:

- Located in Vistula Historic District. Property is listed on the National Register of Historic Places.
- Classic Italianate architecture.
- Operating Bed & Breakfast is set up to host any type of event such as intimate wedding ceremonies, corporate retreats and meetings. Kitchen is large enough to cater any sized gathering.
- Improvements were started in 2003 and have been ongoing. All new wiring, plumbing and updates/restorations throughout.
- Custom woodwork throughout is new. It was designed to replicate the era in which the house was built.
- Total of 6 bedrooms on the second floor.
 - 3 bedrooms have in-suite bathrooms.
 - 2 bedrooms access restroom in hallway.
 - 1 bedroom is unfinished and would currently be considered the innkeeper's suite until the 3rd floor is finished.
- 2 stairwells. Back stairwell has been widened.
- Current kitchen was built as an addition to the house in 1924 and was previously used as a dining area.
- 3rd floor is currently unfinished.
- 6' to 8' attic.
- Chapel with seating for approximately 35. Altar has been deconsecrated.
- Commercial fire control communicator system on 1st floor sends out a signal but there is no sprinkler system.
- House has motion detectors in several zones.
- 450 gallon hot water tank with a recirculating pump. A new 2" water line was brought to the street to add pressure.
- Current occupancy permit in place for approximately 150.

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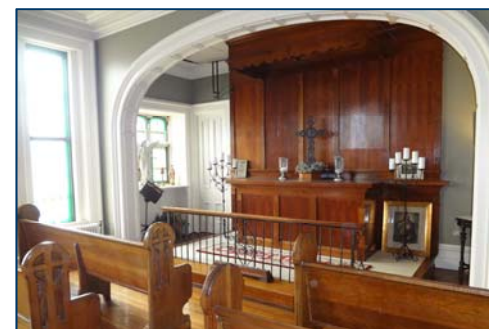
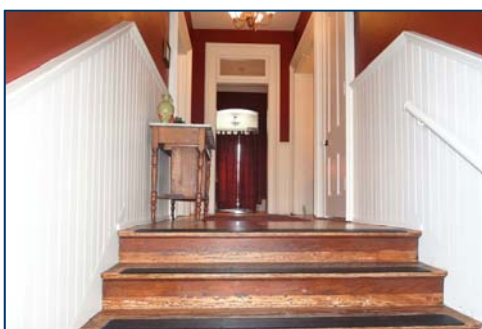
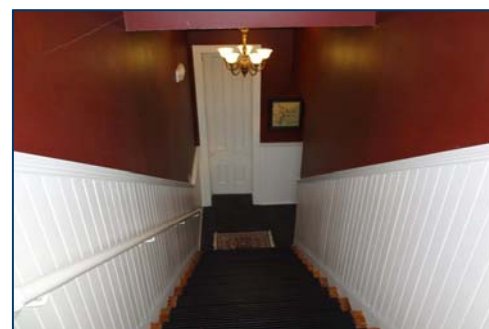
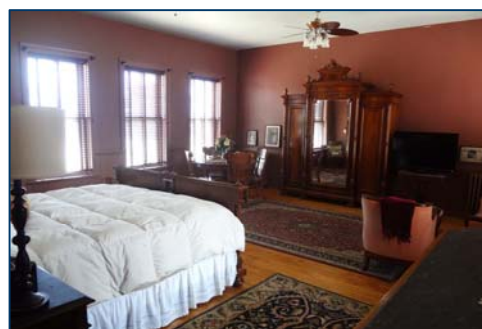
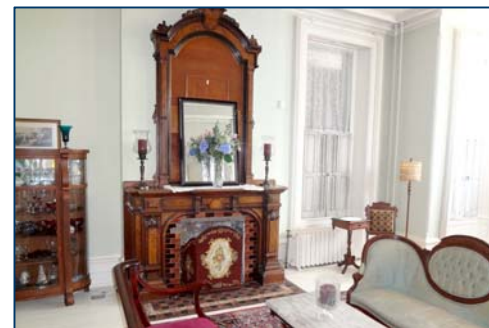
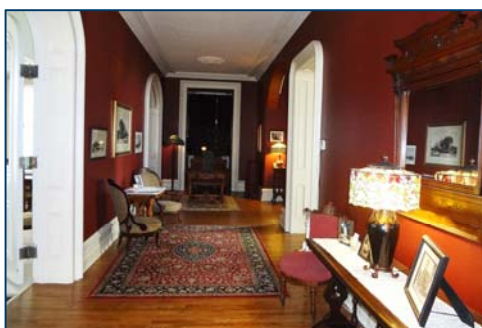
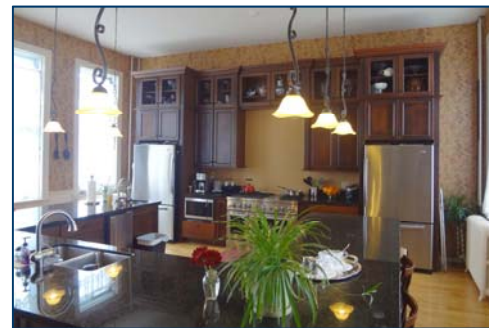
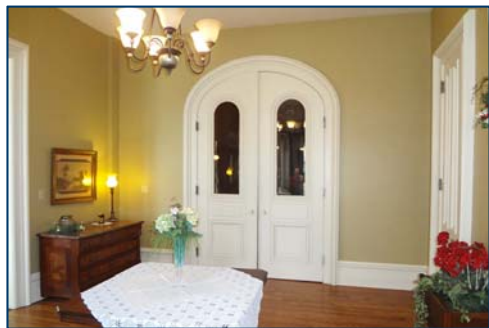
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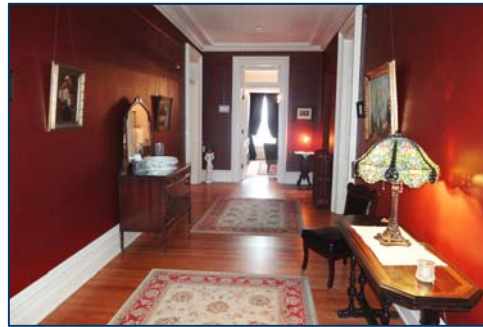
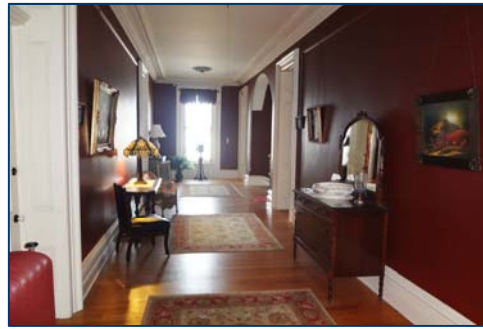
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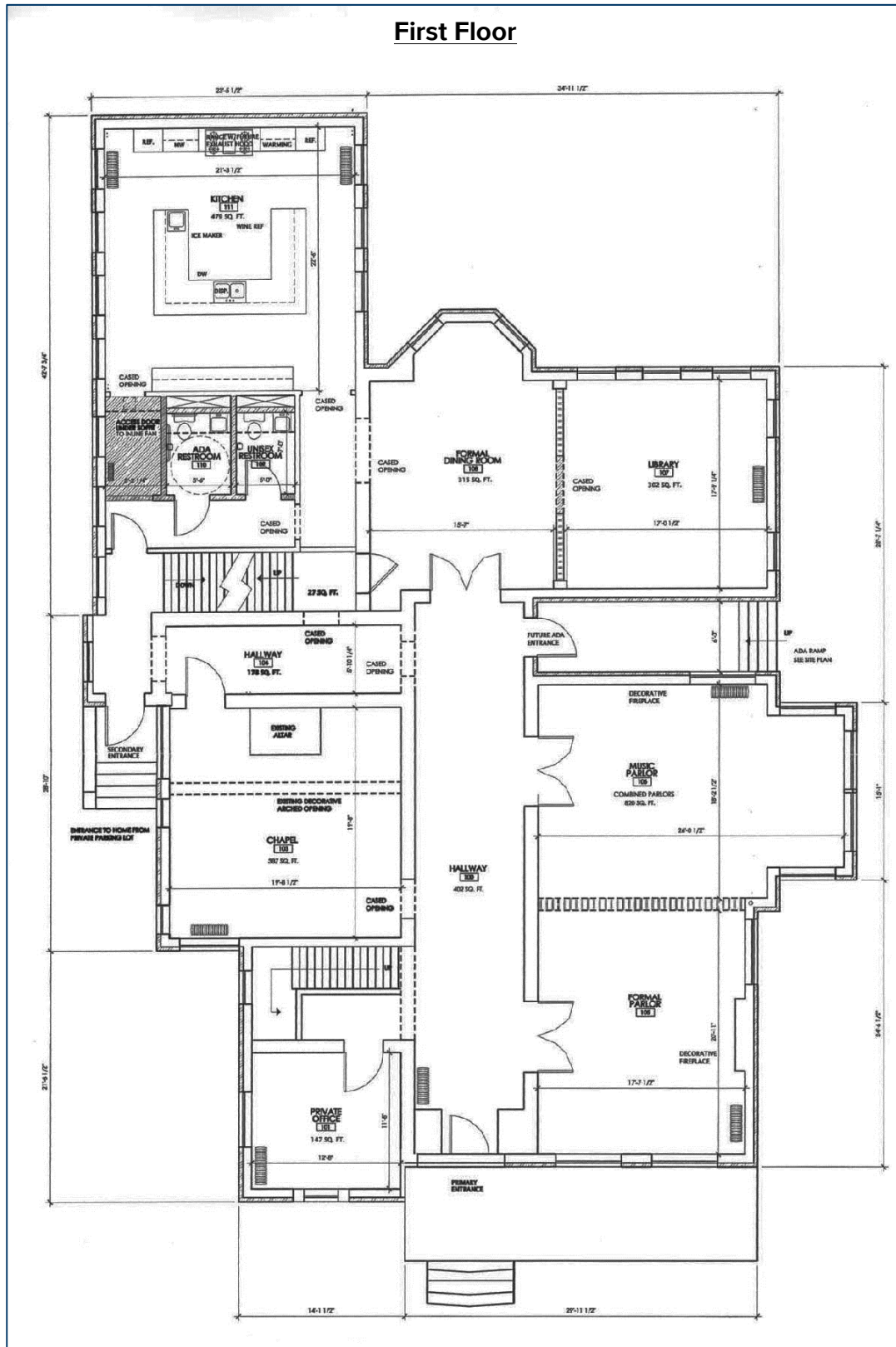


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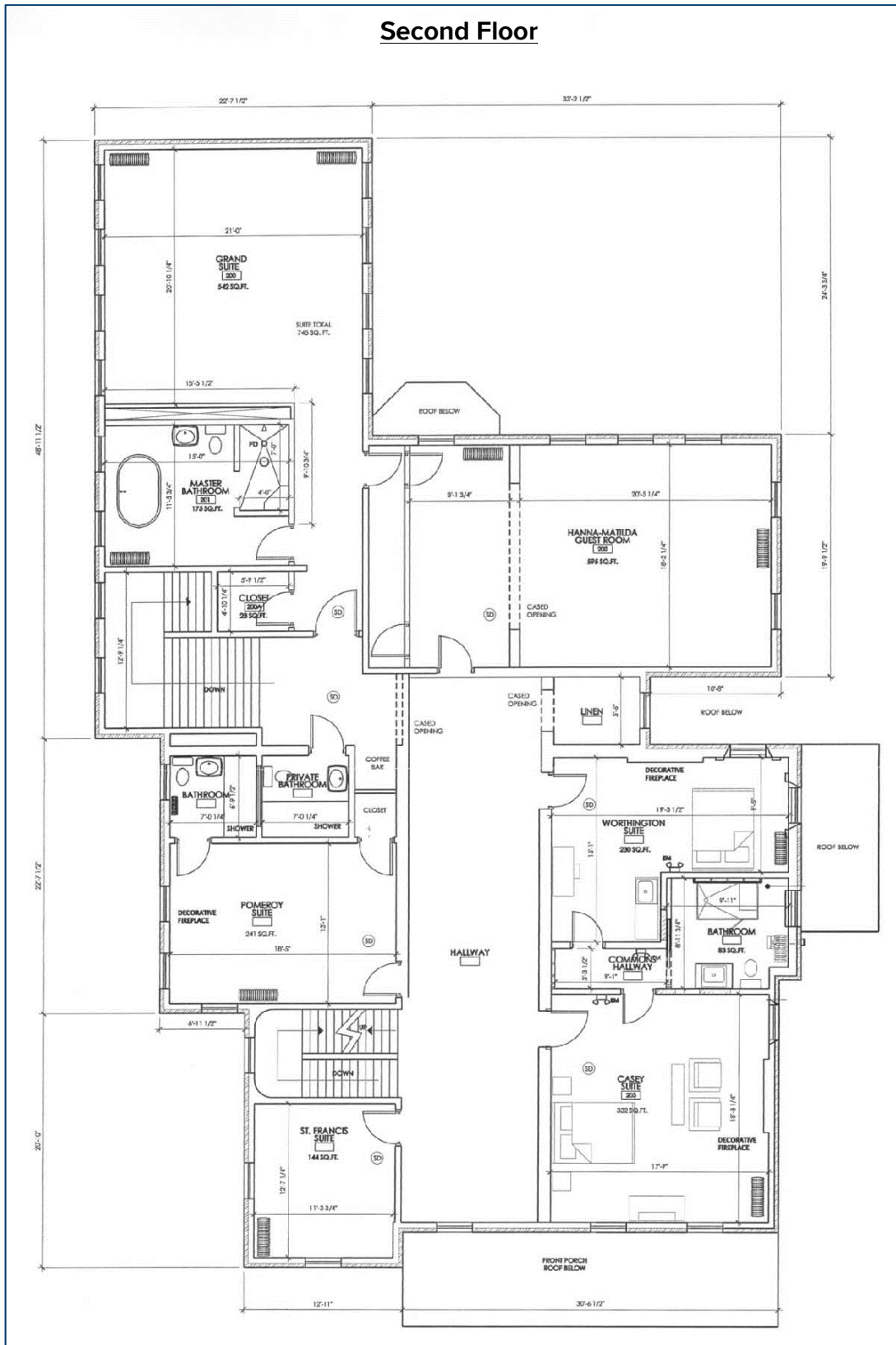


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