

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

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



For more information, please contact:

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# 802 N. Huron Street, Toledo, OH 43604

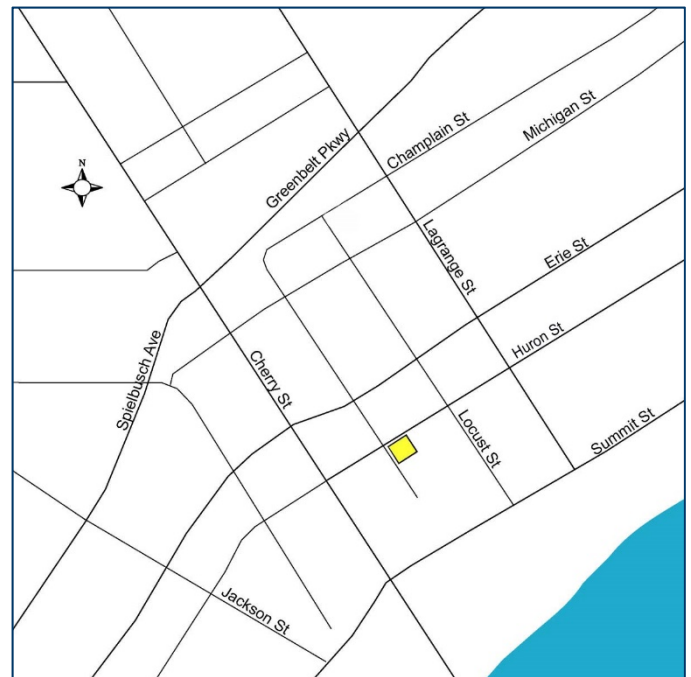
## Commercial Building For Sale

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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 floors – 12'; 3rd floor – 9'
Basement:	8' clear height with a washer and dryer; electrical setup for 2 <sup>nd</sup> dryer
Heating:	Central steam heat boiler in basement serviced by Noron
Air Conditioning:	Window units
Power:	200 and 100 amp service (updated)
Restrooms:	2 on 1st floor & 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

2019 REAL ESTATE TAXES	
TD:	15
Parcel:	44035
Assessor Number:	01-066-005
Total Taxes:	\$3,344.97



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## Property Details:

*Classic Italianate architectural property with gorgeous, manicured gardens. Located in Vistula Historic District, just north of Downtown Toledo. Property is listed on the National Register of Historic Places.*

- Operating Bed & Breakfast is set up to host any type of event such as intimate wedding ceremonies, parties, corporate retreats and meetings. Kitchen is large enough to cater medium-sized gathering.
- 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.
- Current occupancy permit in place for approximately 150.
- Custom woodwork is new to supplement existing, where needed, throughout building. It was designed to replicate the era in which the house was built – circa 1870.
- 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 but has a potential of containing 3 additional bedrooms.
- 6' to 8' attic.
- Property was previously owned by the Catholic Diocese and was used as a convent. Chapel with seating for approximately 35. Altar has been deconsecrated.
- 3 bay split-faced block garage with drains, new electric service to garage.
- Potentially poised for a live and work setup - located within close proximity to restaurants, Fifth Third Field, and many other Downtown Toledo attractions.

## Additional Information & Renovations:

- Improvements were started in 2003 and have been ongoing. All new wiring, plumbing and updates/restorations throughout.
- Commercial fire control communicator system on 1st floor sends out a signal but there is no sprinkler system.
- House has motion detectors in multiple zones.
- 100 gallon fast recovery high efficiency hot water tank (Lochinvar) with recirculating pump. There is room for a second tank if needed. A new 2" water line was brought to the street to add pressure.
- Front porch updated with new spindles and floor.
- Main roof and soffits need attention.

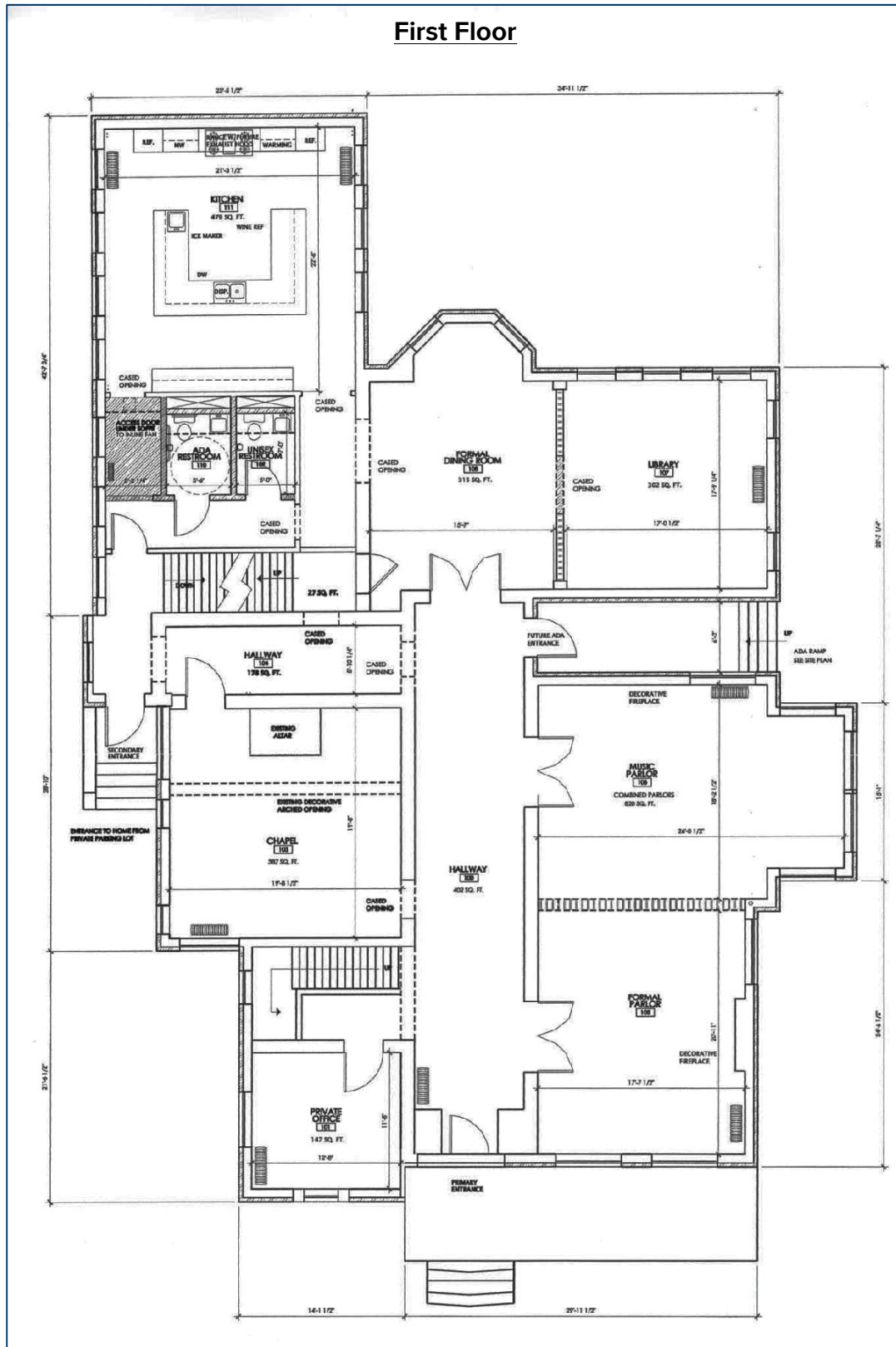


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### First Floor



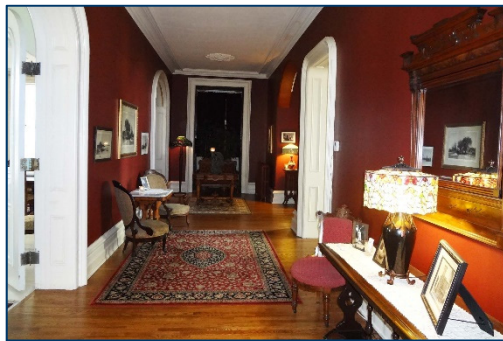
Front/Back Parlor



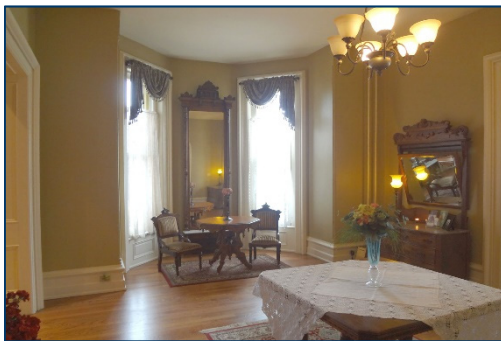
Front/Back Parlor



Chapel



Main Hallway



Formal Dining Room



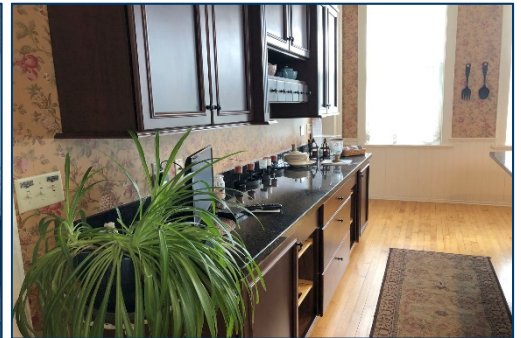
Library



Kitchen



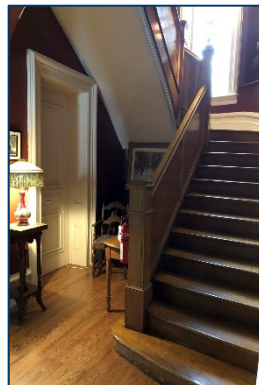
Kitchen



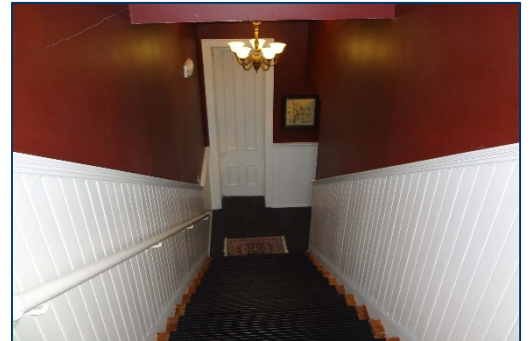
Kitchen



Secondary Entrance



Main Staircase



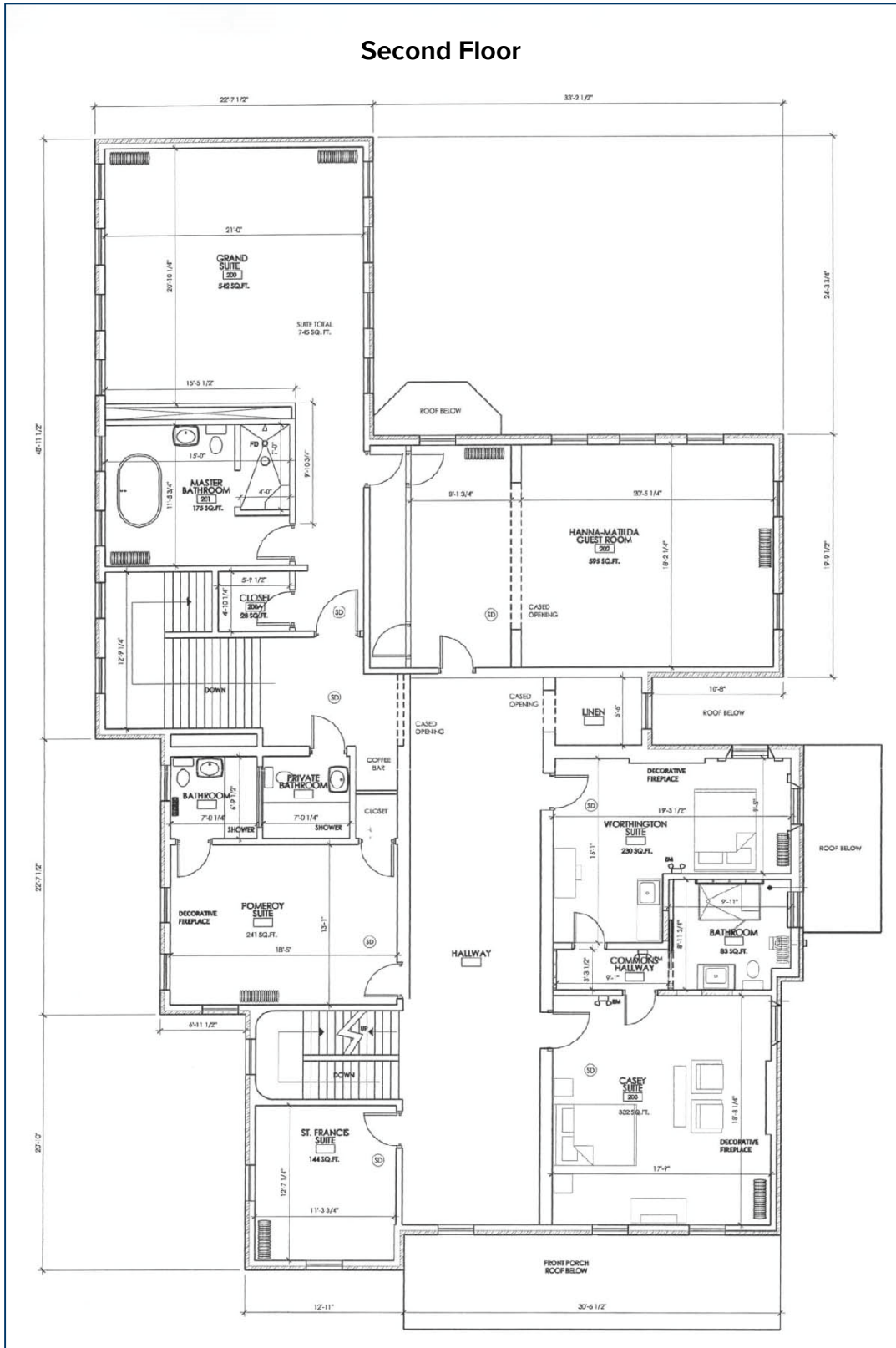
Back Staircase

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**Second Floor The Grand Suite**



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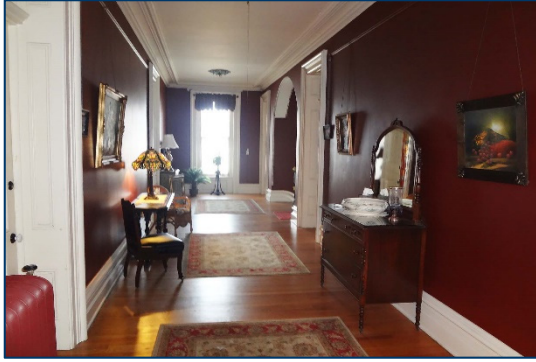


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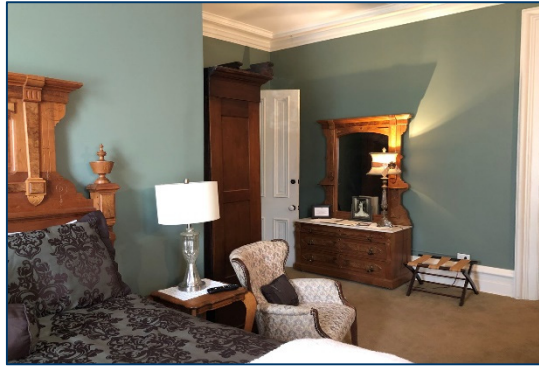
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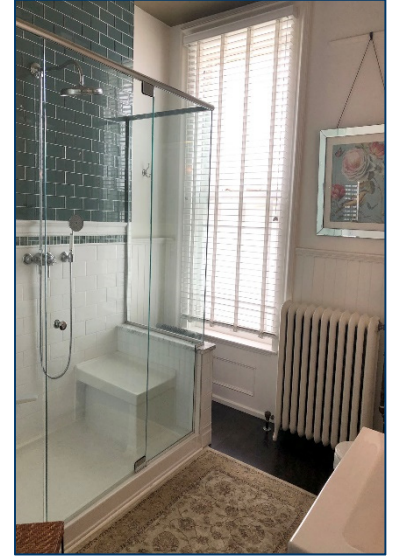
### Second Floor



**Main Hallway**



**Worthington Suite**



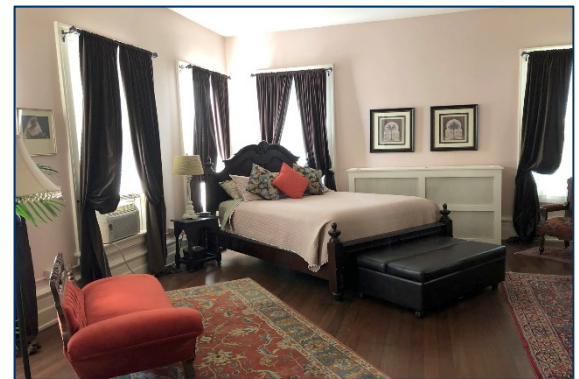
**Shared Bathroom**



**St. Francis Suite**



**Hanna Matilda  
Guest Room**



**Pomery Suite**

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**Downtown CBD**



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