

LIST PRICE
\$799,900



OWN A PIECE OF HISTORY IN
**DOWNTOWN
PERRYSBURG**

140 W FRONT ST. | PERRYSBURG



Discover this versatile two-story commercial property built in 1821 located on River Rd in Perrysburg, Ohio, offering endless possibilities for entrepreneurs and investors alike.

SERENITY
REALTY

419.290.9085
ivansmithrealtor@gmail.com

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THE MAIN FLOOR is currently home to a thriving aesthetics and wellness business, but it features the potential to be transformed into two separate units, making it an ideal space for a commercial venture in one half and a cozy two-bedroom, one-bath apartment in the back. **THE UPPER FLOOR** has two well-appointed two-bedroom, one-bath units, one of which is currently tenant-occupied month to month providing immediate rental income, while the other is vacant and ready new tenants.



This property is zoned 431 for office use with the added benefit of residential apartments above, presenting a unique opportunity for mixed-use development.

Recently remodeled and freshly painted, the property is filled with character build with modern charm and functionality, making it an attractive option for various business types or residential leasing. property has three car detached garage With its prime location, this property is poised to capitalize on the growing demand for both commercial and residential spaces in Perrysburg. Don't miss out!



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