

SALE

The Mill House Bed & Breakfast

24070 FRONT STREET

Grand Rapids, OH 43522

PRESENTED BY:

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OH #BRKA.2001001738



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$360,000
BUILDING SIZE:	3,222 SF
LOT SIZE:	0.087 Acres
PRICE / SF:	\$111.73
YEAR BUILT:	1898
RENOVATED:	1996

"BEST BED & BREAKFASTS IN OHIO" ARTICLE [View Here](#)

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PROPERTY OVERVIEW

Opportunity to run your own business, located in this quaint, yet active riverside community of northern Wood County. First floor consists of bed and breakfast with four guest rooms, four bathrooms, and living area where breakfast is served. Second floor consists of the owner/innkeeper's residence with living area, kitchen, bedroom, laundry room, and bathroom. Storage space located above the rear first floor bedroom, could be possibly converted to a fifth bedroom suite. Financials are available upon execution of a confidentiality agreement (CA), contact listing agent for further information. FINANCIALS AVAILABLE BY CONTACTING LISTING AGENT FOR CA.

PROPERTY HIGHLIGHTS

- Property has great frontage and visibility on Front St., the main street through downtown Grand Rapids
- Each room has their own private bathroom
- Roof was replaced about five years ago, new windows, newer A/C units, and new addition
- Property would make a great bed and breakfast, Airbnb, or business
- Panoramic views, river walk, park, restaurants, and shopping are all within line of sight

PROPERTY DETAILS

SALE PRICE	\$360,000
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LOCATION INFORMATION

BUILDING NAME	The Mill House Bed & Breakfast
STREET ADDRESS	24070 Front Street
CITY, STATE, ZIP	Grand Rapids, OH 43522
COUNTY	Wood

BUILDING INFORMATION

BUILDING SIZE	3,222 SF
NUMBER OF FLOORS	2
YEAR BUILT	1898
YEAR LAST RENOVATED	1996
ROOF	Rubber with metal siding

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PROPERTY INFORMATION

PROPERTY TYPE	Hospitality
PROPERTY SUBTYPE	Limited Service
LOT SIZE	0.087 Acres

UTILITIES & AMENITIES

WATER	City water/sewer
HOT WATER HEATER	Yes
RESTROOMS	1 in each room



REGIONAL MAP



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LOCATION MAP



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OWNER'S SUITE PHOTOS



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GUEST ROOMS



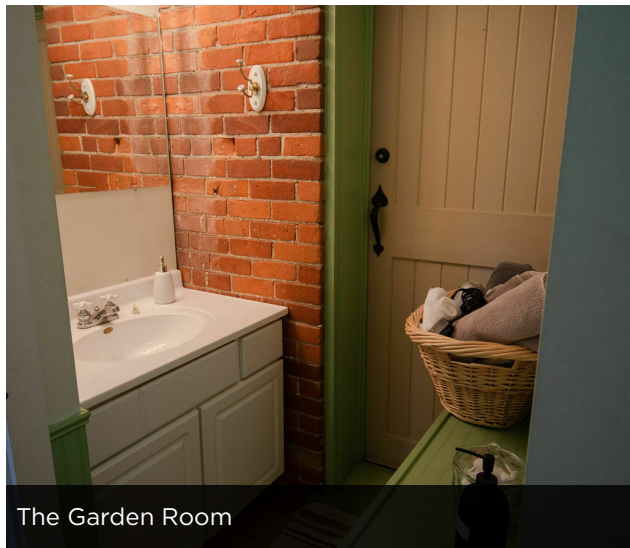
The Garden Room



The Mill House



The Edward Howard Room



The Garden Room



The Edward Howard Room

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ADDITIONAL PHOTOS



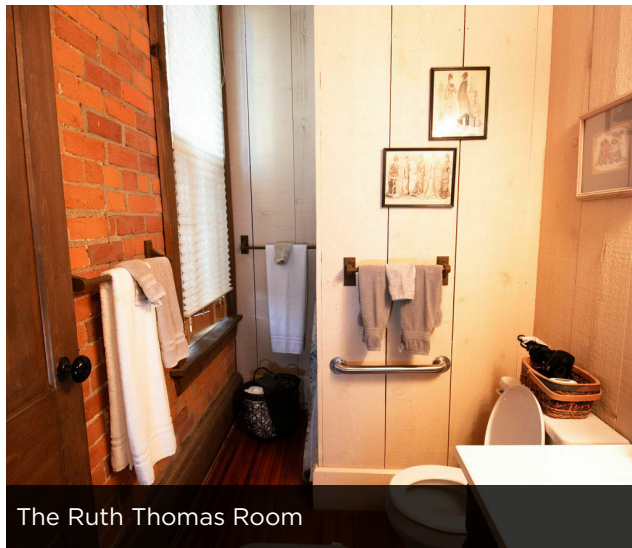
The Ruth Thomas Room



The Mill House



The Tee-na-Beek Room



The Ruth Thomas Room



The Tee-na-Beek Room

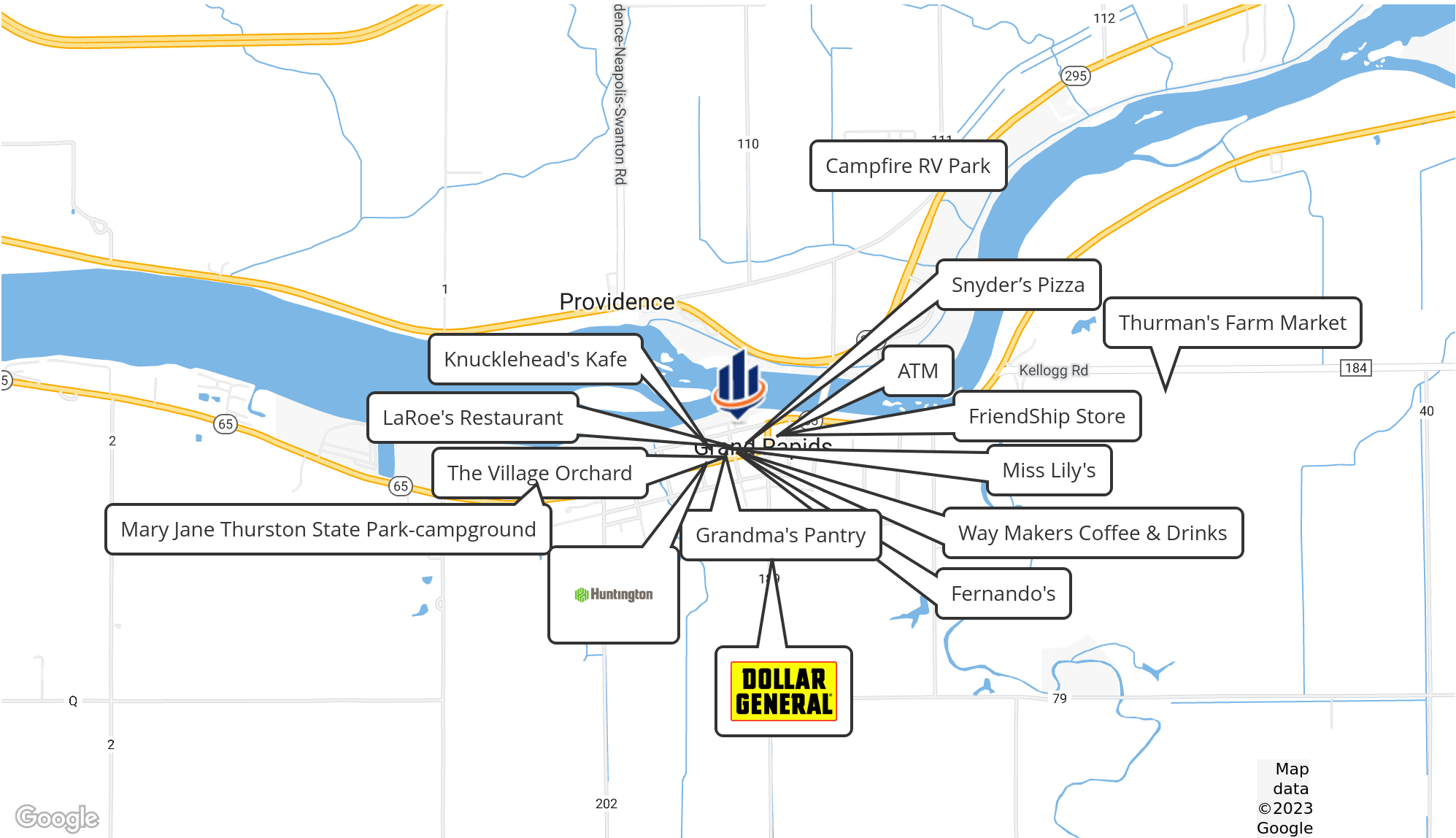
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RETAILER MAP



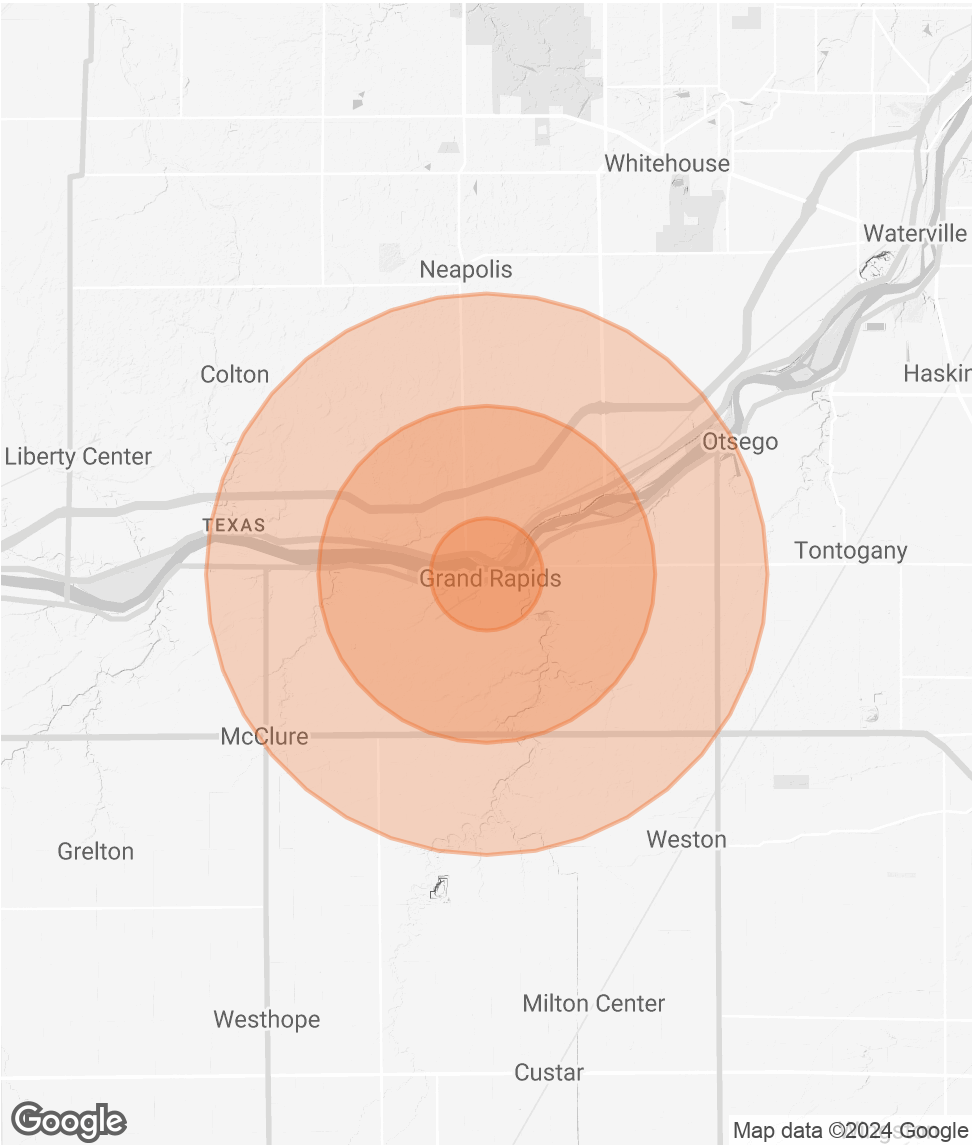
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	456	2,515	6,952
AVERAGE AGE	41.3	41.4	40.6
AVERAGE AGE (MALE)	42.8	42.5	39.8
AVERAGE AGE (FEMALE)	41.0	41.1	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	202	1,043	2,837
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$77,378	\$81,500	\$78,428
AVERAGE HOUSE VALUE	\$168,948	\$185,331	\$173,133

* Demographic data derived from 2020 ACS - US Census

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