



Things to think about when buying a Bed & Breakfast

- Financial benefits of running your business in your home
- Lasting friendships made with guests
- Being a friendly, hospitable and available host and providing a unique traveling experience
- Creating and cooking your own exclusive menus
- Have a happy, stress-free work opportunity and work at home



CONTACT THE LISTING AGENT TODAY:



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Your KEY to Better Living

Cranston Real Estate
609 Putnam Street
Marietta, Ohio 45750

Bed and Breakfast For Sale



*The House on
Harmar Hill*

Offered for Sale By



Your KEY to Better Living

- 1st Floor Laundry with laundry chute
- ADT Security and Monitoring System with smoke detectors
- Database of clients

- 2 Car Garage with Alley Access
- National Register of Historic Places
- Double Pane, Low E Certainteed Replacement Windows
- Third Floor Ballroom

Overlooking the confluence of the Ohio and Muskingum Rivers sits the elegantly appointed House on Harmar Hill. From the historic Brickwede woodwork and detailing to the exquisite leaded and beveled glass windows, it is easy to see why this Bed and Breakfast has been consistently listed in the top 35 B&Bs in the Great Lakes States.

Voted “Best Porch View in Ohio” by *The Unofficial Guide to B&Bs*

This is your chance to own a Bed and Breakfast operation in historic Marietta, Ohio! The current owners have decided to downsize due to health reasons and are searching for new owners who will love and enjoy this magnificent home as they have.



clients, established business contacts and recognized marketing and advertising. Most importantly, the owners are enthusiastic about sharing their expertise about the business with the new owner to assure a smooth transition.

HISTORICAL SIGNIFICANCE

Built in 1902 by John Kaiser, this home has undergone minimal alterations in its 106 year history. John Kaiser was one of the many local citizens who moved to the area and was

the manager of the National Supply Company. For unknown reasons the house was sold at Sheriff’s auction in 1940 to Llyod and Lucy Custer, descendents of General George Custer who gained his fame at the Battle of Little Big Horn.

AREA ATTRACTIONS

- Antiques and shopping
- Theatre and entertainment
- Fine dining and casual eateries
- Historical sites and covered bridges
- Boating, fishing, birdwatching, golfing
- Sternwheel cruises
- Trolley Tours
- Museums
- Winery & Brewery
- Marietta College

“WHAT OUR GUESTS ENJOY MOST...”

- Panoramic views of the rivers and city of Marietta
- Grand entry with red oak mouldings, archways and beveled glass
- Enchanting gardens and grounds
- Front porch relaxation
- Room to entertain or unwind
- Turn of the century charm and grace
- Originality has remained consistent
- Intricate details in the fireplaces, columns and built-ins

- 5 Ton Carrier Puron central air conditioning unit services 2nd and 3rd floor

- Aquastar Hot Water system heats water as it is needed and eliminates the waiting time and storage tank

- Vanguard Manifold provides lower maintenance, constant water pressure and central control panel

- 200 AMP Electrical Service upgrade and newer wiring

- Original Dumb Waiter can be reconnected for use in your Bed and Breakfast operation or for personal use

- Widow's Walk provides one of the top 3 highest points within a 17 mile radius



OWNING THIS BED & BREAKFAST

Whether it’s a new business venture or you are an experienced innkeeper, this property is set up for success with a compete database of