

614 E. MAIN STREET (SR-163)  
MARBLEHEAD, OH 43440

RESORT COMPLEX/HOTEL FOR SALE  
34,911 Square Feet Available



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ASSOCIATES**  
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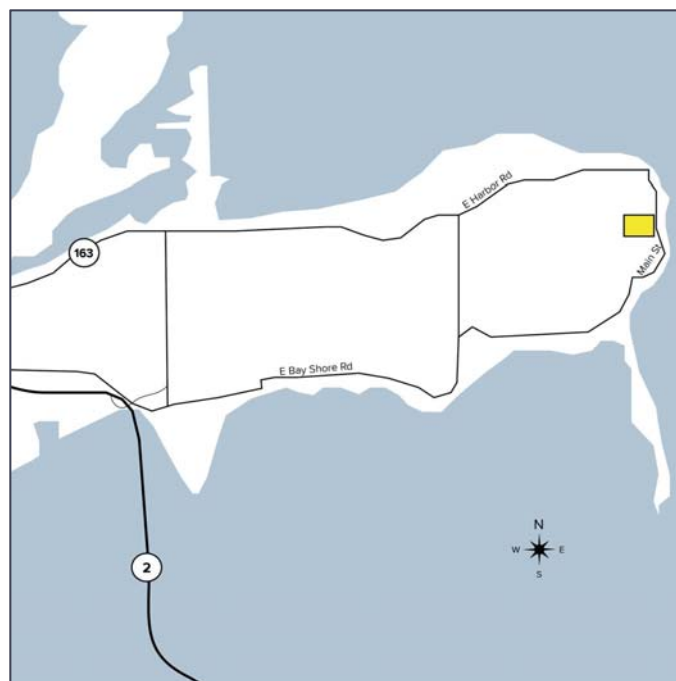
FULL-SERVICE COMMERCIAL REAL ESTATE

LIGHTHOUSE RESORT & RITSKI'S BAR & GRILL



## GENERAL INFORMATION

Price:	\$2,825,000
Building Size:	Main hotel - 34,911 square feet 68 rooms Conference center – 1,460 square feet
Number of Stories:	Three
Year Constructed:	1999, renovated 2003
Condition:	Excellent
Lot Dimensions:	Refer to parcel map
Acreage:	Hotel parcel – 2.056 Rear conference center parcel - .36 Total acreage - 2.416
Closest Cross Street:	Lake Breeze Circle
County:	Ottawa
Zoning:	B-2 – General Commercial
Parking:	80+ spaces
Curb Cuts:	One
Street:	2 lane, 2 way



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

**BUILDING SPECIFICATIONS**

Exterior Walls:	Dryvit/paint
Structural System:	Wood frame/joist
Roof:	Asphalt shingle
Floors:	Concrete
Floor Coverings:	Carpet & tile
Ceiling Height:	9'
Basement:	No
Heating:	Individual fan coil units in each room. Central system in common areas.
Air Conditioning:	Individual units
Power:	1600amp main
Restrooms:	One per room with additional in common areas
Security System:	No
Overhead Doors:	No
Sprinklers:	No
Signage:	Front facia of the building
Elevators:	Yes

**BUILDING INFORMATION**

Current Occupant:	Closed for winter season
Occupancy Date:	Upon closing
Sign on Property:	Yes
Key Available:	Appointment necessary

**2019 REAL ESTATE TAXES**

Parcels:	Taxes	Valuation
0150221902405001	\$20,327.04	\$1,460,260
0150221902405002	\$1,743.60	\$125,260
Totals:	\$22,070.64	\$1,585,520

- Each room is equipped with:
  - Coffee maker
  - Iron/ironing board
  - Hair dryer
  - Alarm clock
  - Cable TV with HBO and DVD player

**Comments:**

- [www.thelighthouseresort.com](http://www.thelighthouseresort.com)
- Includes, lobby, bar/restaurant, breakfast area, exercise room, office, support areas and rear conference center.
- Includes a large suite on the third floor that has 3 bedrooms, 3 baths, approximately 1,500 square feet.
- There are 2 junior suites on the second floor with 750 square feet.
- There are ten jacuzzi rooms, twelve kitchenettes, 3 king bedrooms and 40 double/queen bedrooms, which all include refrigerator, microwave and flat screen TV.
- All lighting is recessed fluorescent and/or canned.
- Amenities include:
  - Heated outdoor swimming pool and pergola
  - Captain's Gift Shoppe
  - Fitness room
  - Kid's play area
  - Waterfront patio
  - Lighthouse Center Conference Center

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North elevation



Lobby



Breakfast bar



Shop area



Buffet bar



Security/surveillance area



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Fitness room



Pool



Refrigeration



Mechanical closet



Elevator room

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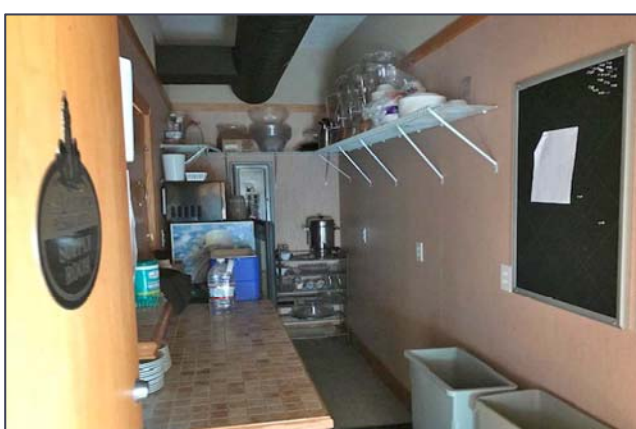
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Rear Conference Center



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Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.