140 W. FRONT STREET
PERRYSBURG, OH 43551

OFFICE BUILDING FOR SALE
3,944 Square Feet Available

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HISTORIC PERRYSBURG OFFICE/APARTMENT BUILDING



GENERAL INFORMATION

Price:	$599,000
Building Size:	3,944 square feet
Number of Stories:	Two
Year Constructed:	Unknown*
Condition:	Good
Lot Dimensions:	66' x 167'
Acreage:	.249 acres
Closest Cross Street:	Walnut Street
County:	Wood
Zoning:	OS – Office/Service
Parking:	3 garage spaces, 6 parking spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



*The attached article states construction in 1832.
Wood County Auditor states construction in 1821.

For more information, please contact:

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BUILDING SPECIFICATIONS	
Exterior Walls:	Cedar shake
Structural System:	Wood frame (walnut logs) with fieldstone foundation
Roof:	Flat rubber – resealed in 2025
Floors:	Hardwood
Floor Coverings:	LVP
Ceiling Height:	9’
Basement:	Yes
Heating:	Boiler & supplemental heating - varies by unit
Air Conditioning:	1st flr – central, 2nd flr – window units
Power:	Unknown
Restrooms:	1st flr – 2, 2nd flr – 1 per apartment
Security System:	RING system
Overhead Doors:	No
Sprinklers:	No
Signage:	Wooden signpost

2026 REAL ESTATE TAXES	
Parcel:	Q61-000-901208012000
Total Taxes:	$5,887.30
Land value:	$81,700
Improvement value:	$168,200
Total value:	$249,900

BUILDING INFORMATION	
Current Occupant:	Vacant
Occupancy Date:	Upon closing
Other Occupants:	None
Sign on Property:	Yes
Key Available:	Contact agents

Comments:

- Historic mixed-use building right outside of Downtown Perrysburg. Originally built as The Exchange Hotel.
- 1st floor (commercial) – 2,080 square feet.
- 2nd floor (residential) – 1,864 square feet + outdoor balconies.
- Basement – 520 square feet.
- 1st floor recently used as an aesthetics and wellness business. Layout includes offices, some with sinks.
- Excellent visibility from Front Street, a main entryway into Perrysburg.
- Each 1st floor “unit” has a restroom, making the 1st floor easy to divide or use as one large space.
- Upstairs apartments previously rented for $1,000 - $1,050/month. Washer/dryer on the 1st floor.
- Gas for entire property is on one meter.
- Electrical is divided into four meters.
- Recent updates include:
  - New electrical in offices.
  - Plumbing updates – sinks relocated in offices.
  - New HVAC high velocity system (Spacepak Central Air), updated finishes (flooring, cabinets, countertops, etc).
- Electric heat currently not in use. Currently heated by boiler.
- Two of the three garages are currently leased on a MTM basis for $100/month.

DEMOGRAPHICS	POPULATION	MED. HH INCOME
1 MILE	4,706	$105,300
3 MILE	50,479	$95,049
5 MILE	111,657	$87,522

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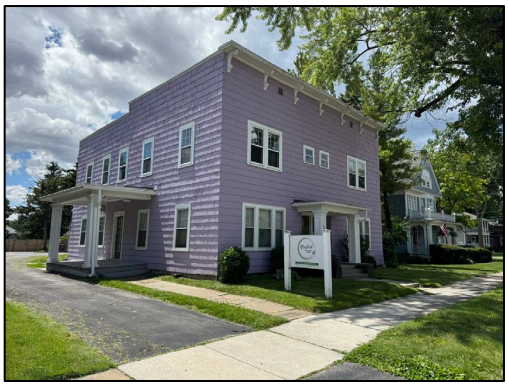
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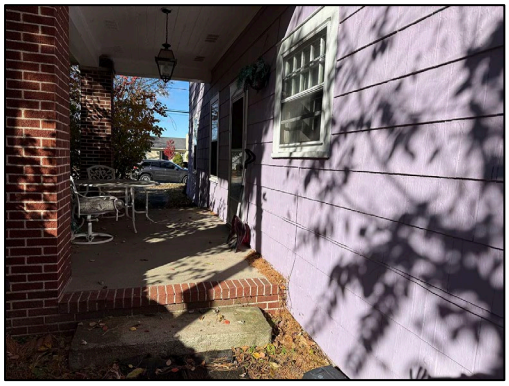




Rear - southside



East side driveway



West side entry



Rooftop deck



Electrical meters



3-car garage

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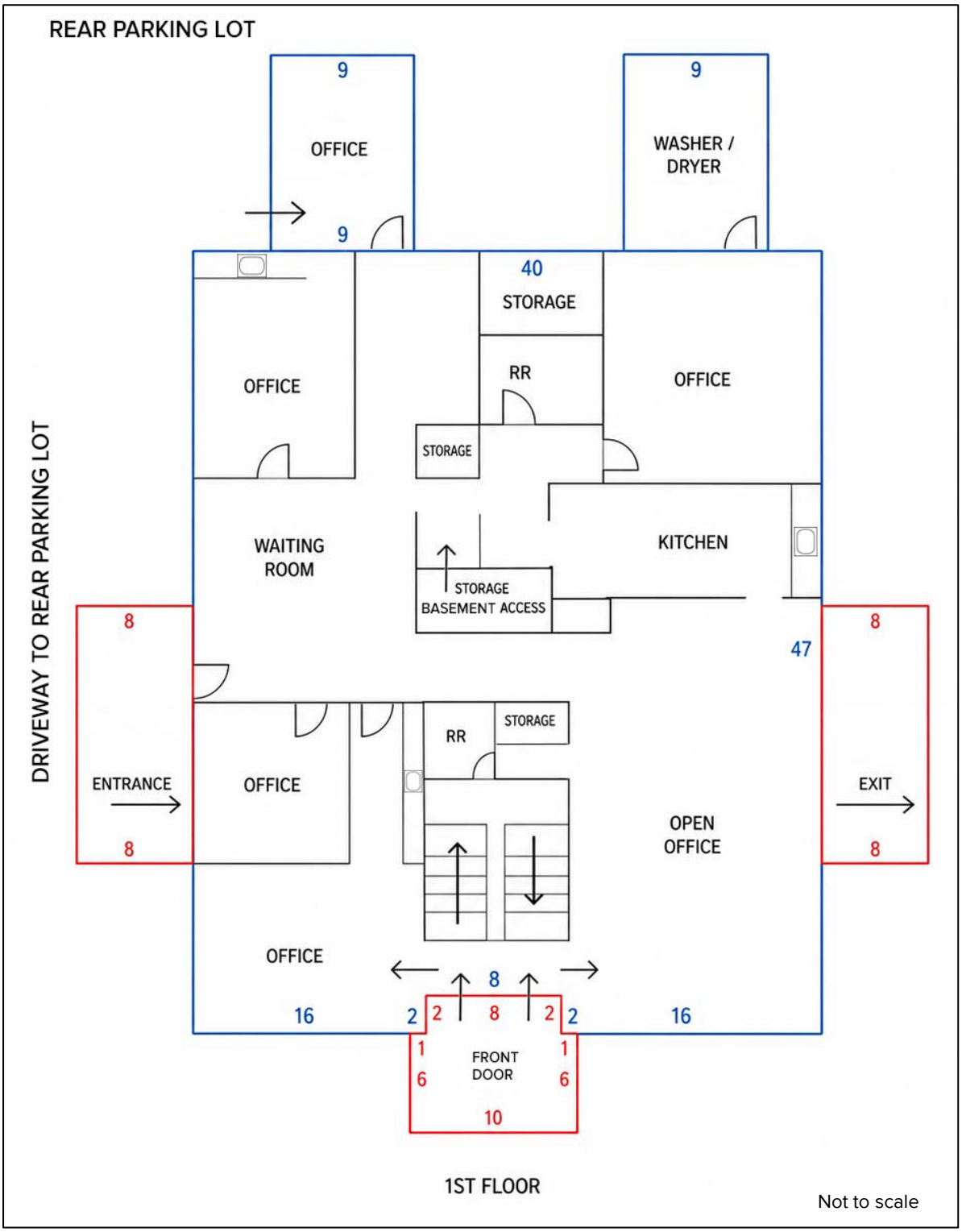
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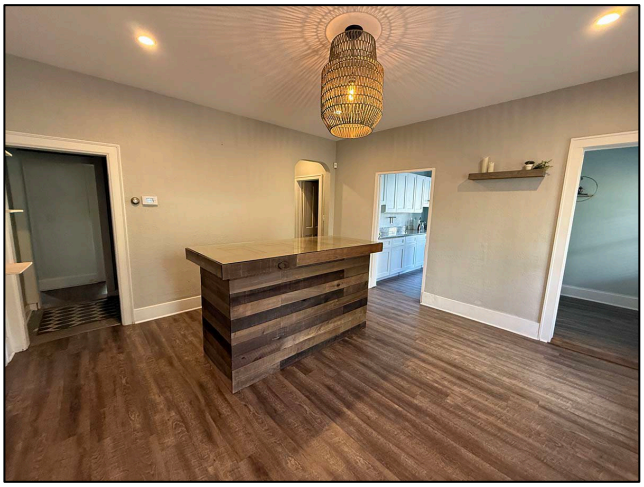
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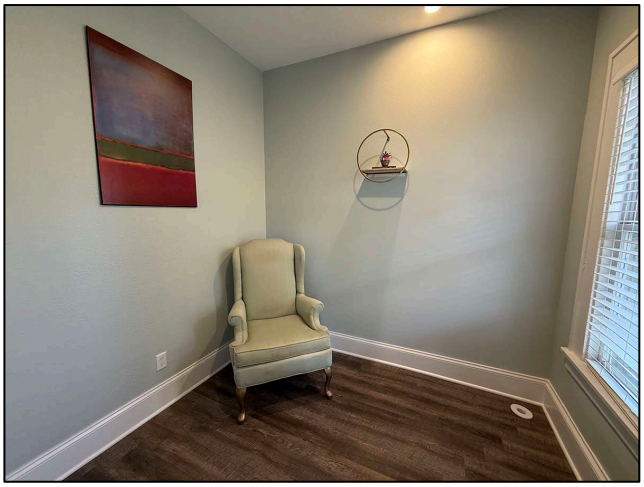
1st floor



Waiting room



Office



Office



Storage



Storage



Storage

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1st floor



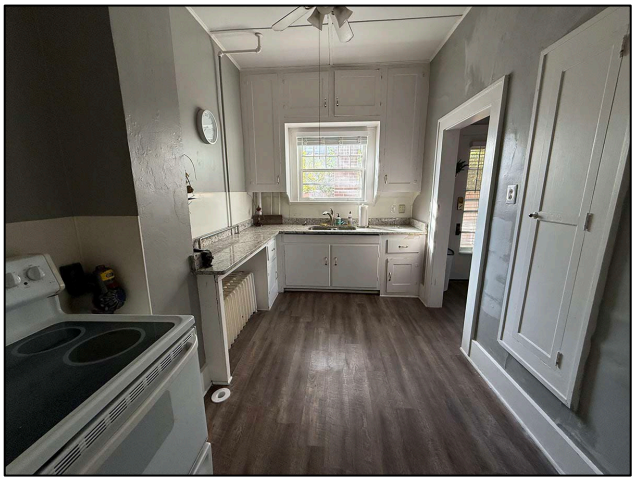
Office



Open office



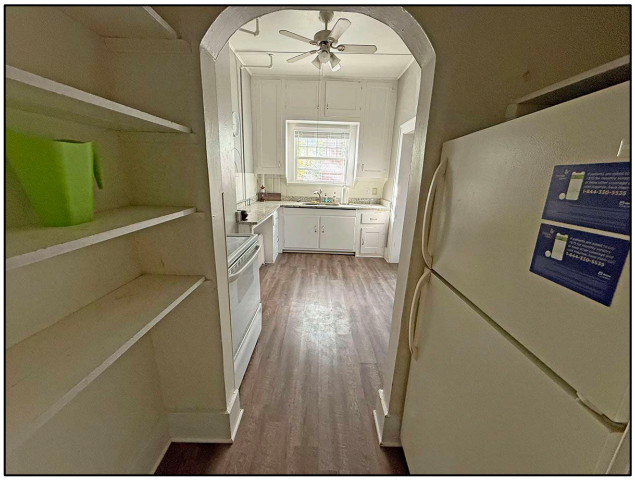
Open office



Kitchen



Kitchen



Kitchen

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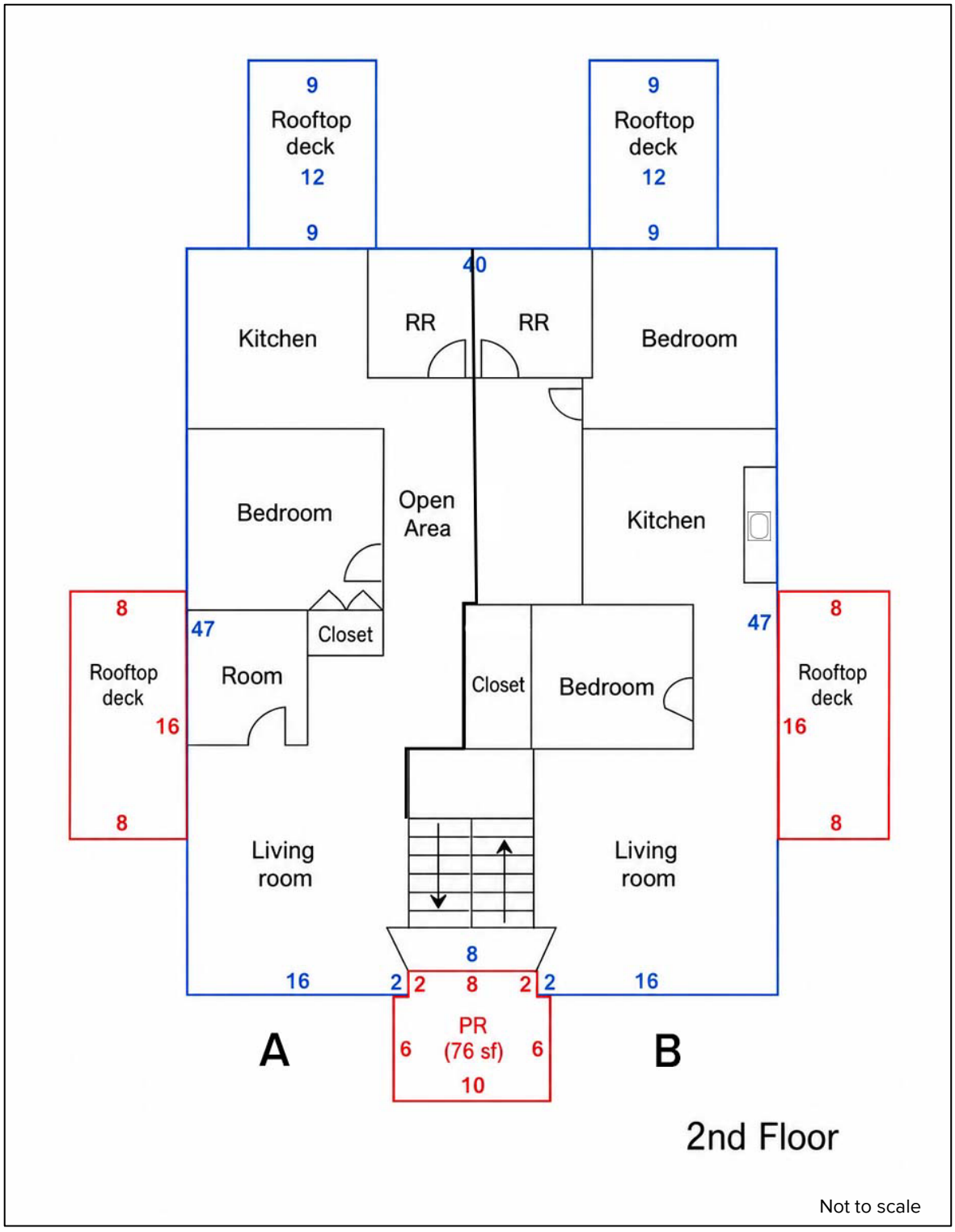
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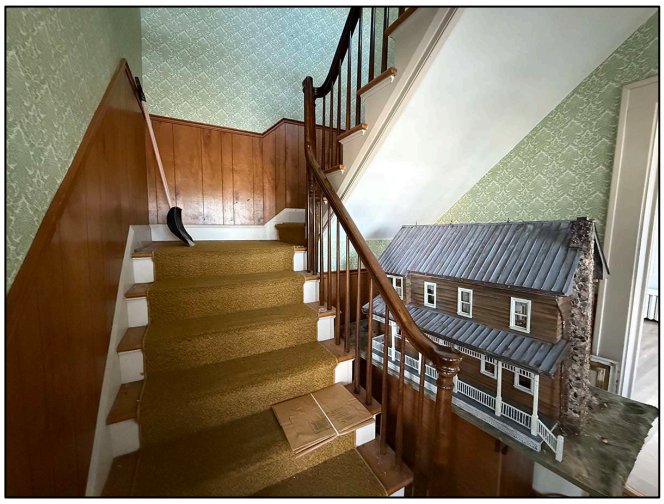
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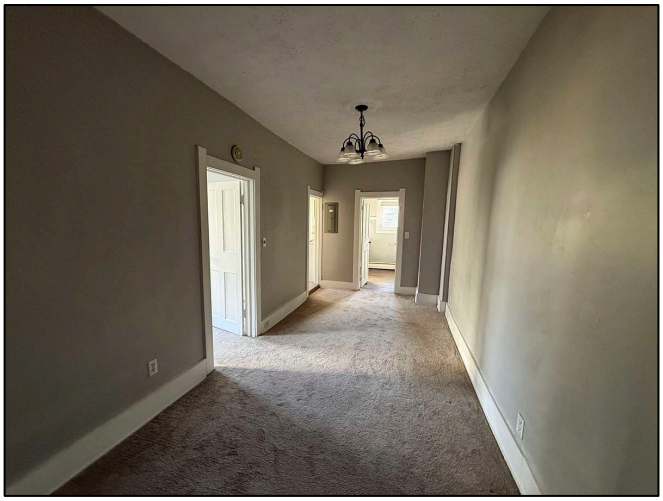
2nd floor - A



Stairwell



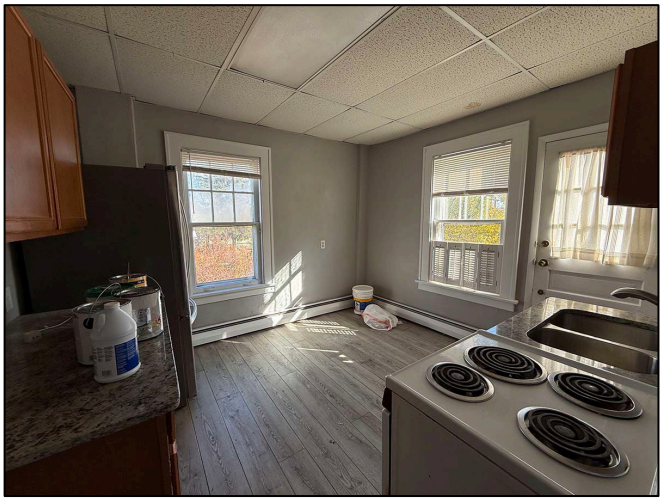
Living room



Open area



Bedroom



Kitchen



Restroom

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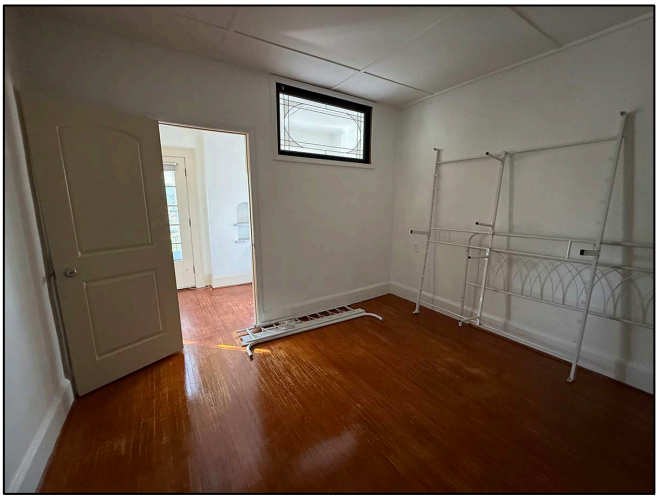
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2nd floor - B



Living room



Bedroom



Hallway



Kitchen



Kitchen

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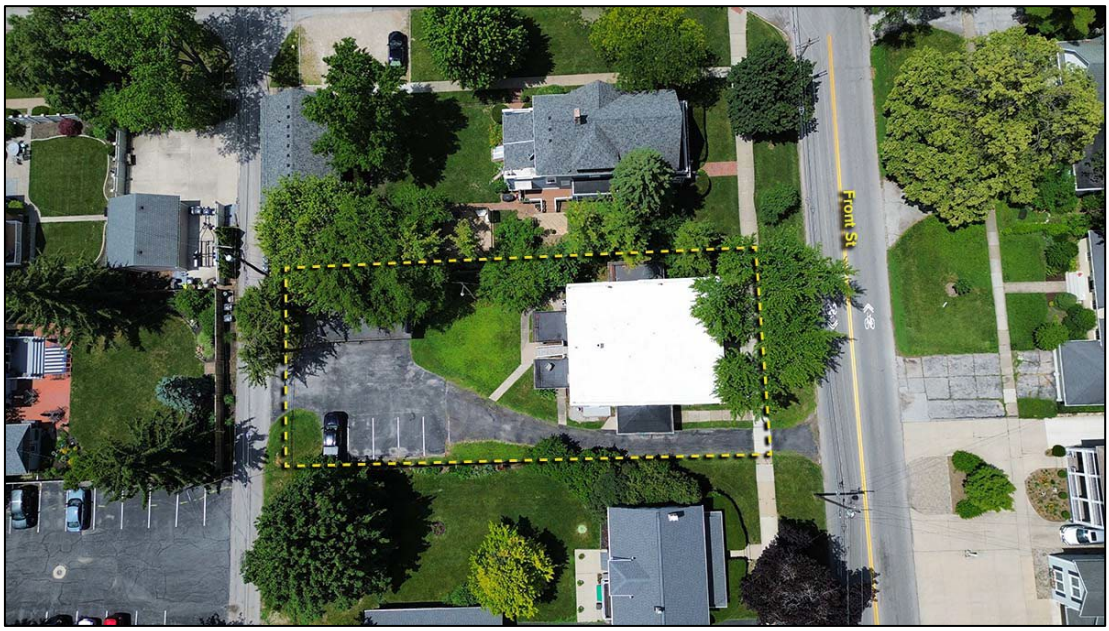
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HISTORIC PERRYSBURG
INCORPORATED

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In 1832, just 16 years after Perrysburg had been laid out and named by Amos Spafford, his grandfather, Jarvis Spafford built a hotel at what is now 140 West Front Street. He called it the Exchange Hotel.

The framework for this building, which was to achieve local fame over the years, is still standing at this address, but unfortunately in a form now so altered in appearance that it is totally unrecognizable from the original.

In the early 1830s there wasn't much civilization between Buffalo, New York and St. Louis, Missouri, but this hotel was known as "the best and most elegant place of public entertainment" between those two cities.

The hotel was built of walnut logs from trees growing right in the neighborhood. It was later covered with clapboard and painted white. It followed by eight years the building of the first Wood County court house here (Perrysburg was the county seat then), a two-story log cabin virtually next door to it.

The structure had a fieldstone foundation without a basement, with matching chimneys on the east and west ends. It was dominated by a large two-story porch running the length of the building and supported by columns. Guests could sit on the upstairs or downstairs porch and enjoy a view of the Maumee River in front of them. The interior featured a bar, a dining room, a reception room and eight bedrooms (although an 1876 reference mentions 25 rooms at the time). Perrysburg was a tiny oasis in the wilderness in the 1830s, surrounded by the Great Black Swamp on the three sides that sorely challenged travelers going south, east or west. The lodging house was a welcome haven for out-of-towners here to transact business at the courthouse, to arrange shipment of goods by water, or to take part in political gatherings or such things as the 1840 reunion of War of 1812 veterans at Fort Meigs.

And for the immediate area it remained for many years the social center of the community, the scene of special dinners, wedding receptions, balls, concerts, and for a time lively croquet games played on the lawn. In the back of the property was a kitchen and a separate building to stable the horses and carriages of the guests, some of whom arrived by stagecoach which ran down Front Street.

Attesting to Perrysburg's and the Exchange Hotel's importance at the time is the fact that prominent people such as Presidents William Henry Harrison and James K. Polk, General Winfield Scott, Daniel Webster and assorted national and state congressmen, governors and judges were guests at one time or another. Indeed, in the year 1839 there were no less than five hotels in Perrysburg -- the Eastern House on Indiana, the Farmer's Hotel and the Eagle Hotel on Louisiana, and the Temperance House and Exchange Hotel on Front Street.

The Exchange Hotel outlasted them all, remaining in the Spafford family for 34 years. The place was later owned by C. W. Norton and was known as Norton's Exchange. In 1907 the hotel, then owned by Frederick Hillabrand, suffered the worst of several fires. Because of the damage, the old establishment went out of business and the building was converted into a double-residence private dwelling, the rear section and porch being torn down and new smaller porches erected on the east and west sides. Subsequent alterations have removed the last recognizable vestiges of this old lodging house that witnessed so much of Perrysburg's early history.

*Local historians had formerly thought that Samuel Spafford built the hotel in 1823, but recent research shows it was built by his son, Jarvis, in 1832.

The Exchange Hotel



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