

EXCLUSIVE OFFERING

The Rush R. Sloane House

403 East Adams Street, Sandusky, Ohio 44870

\$2,100,000 | Turnkey Bed & Breakfast | 10,000 SF | 10 Bedrooms



Aerial view | The Sloane House with widow's walk tower and Lake Erie beyond

\$2,100,000
Asking Price

10,000 SF
Building Size

10 BR / 11 BA
Room Count

c. 1850
Year Built

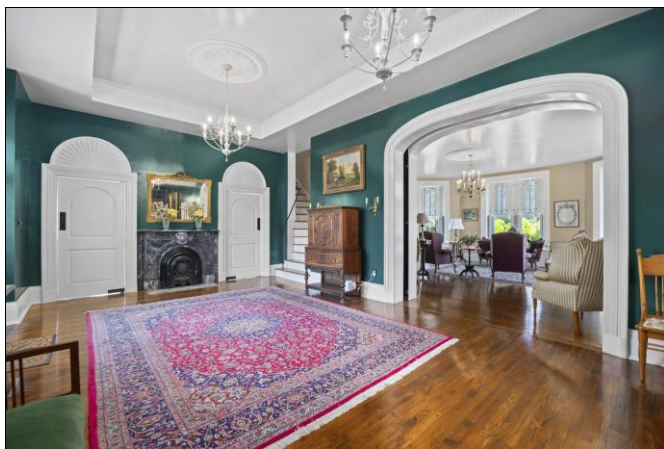
Investment Highlights

Turnkey B&B in America's #1 Seasonal Tourism Corridor. The Rush R. Sloane House is a fully restored, fully furnished, and currently operating Bed & Breakfast in downtown Sandusky, Ohio—10 minutes from Cedar Point (3.6M annual visitors), walking distance to the Lake Erie Islands ferry terminal, and in the center of a city named "Best Coastal Small Town in America."

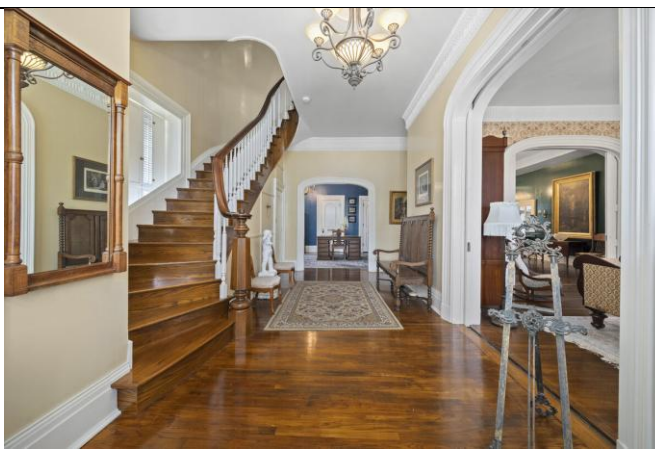
Irreplaceable Historic Asset. Built c. 1850 and listed on the National Register of Historic Places since 1975. Recognized on the Underground Railroad Network as a former safe house for freedom seekers. Originally home to Sandusky Mayor and abolitionist Rush R. Sloane. This heritage is a marketing engine no competitor can replicate.

Owner-Operator Ready. The self-contained third-floor suite (3 BR / 2 BA / private kitchen / widow's walk) provides live-in quarters above the business. Eight of ten guest bedrooms include private en-suite bathrooms. Airbnb listings are active.

Multiple Revenue Pathways. Room revenue, event hosting (weddings, retreats, reunions), seasonal Cedar Point and HalloWeekends packages, heritage tourism group bookings, wine trail and fishing charter partnerships. Peak season runs six months; indoor water parks and sports tournaments extend shoulder demand.



First-floor parlor with original fireplace



Grand foyer with curved staircase

Property Overview

Detail	Description
Property Type	Bed & Breakfast / Single Family Residence
Building Size	10,000 SF finished above ground
Lot	0.33 Acres, corner lot, flat and level
Rooms	27 total: 10 BR / 9 Full BA / 2 Half BA (8 BR w/ en-suite)
Fireplaces	8
Historic Status	National Register of Historic Places (1975), Underground Railroad Network
Heating / Cooling	Forced air, gas, hot water, steam / Central air
Parking	On-site driveway, open parking, drive-through access
Taxes (2024)	\$13,623 / year
HOA	None
Walk Score	83 — Very Walkable

Key Features

Original hardwood floors throughout first and second floors. Custom interior wood shutters, crown molding, chandeliers, and built-in bookcases. Formal ladies' and gentlemen's parlors. Library with fireplace and new veranda for entertaining. First-floor ADA-accessible bedroom and full bath. Third-floor owner's suite with private kitchen, living area, and access to the widow's walk with panoramic views of Sandusky Bay, Cedar Point, and Lake Erie.



Library with built-in bookcases and exposed brick



Third-floor owner's suite — living area and kitchen

Location & Market Context



Aerial context | Corner lot with Sandusky Bay and Lake Erie visible beyond

Destination	Distance
Cedar Point Amusement Park	~4 miles / 10 min
Lake Erie Shoreline	< 1 mile
Island Ferry / Jackson St Pier	~0.5 miles / walkable
Downtown Dining & Shopping	Walking distance
Cleveland Hopkins Airport (CLE)	~60 miles / 1 hour

The Demand Story

Cedar Point draws 3.6M visitors annually (May–October + HalloWeekends). Add Lake Erie island ferries (1M+ to Put-in-Bay), walleye fishing charters, year-round indoor water parks, and Sandusky’s expanding downtown dining district. Market STR averages: 42% occupancy, \$325 ADR (AirDNA). This property’s character and location position it to command a significant premium.

Michael Pasadyn | Russell Commercial Advisory | Cleveland, Ohio | *Advisor. Not Broker.®*

Prepared for informational purposes only. Information from sources believed reliable but not independently verified. Prospective buyers should conduct independent due diligence.