



T R O P H Y
 PROPERTIES AND AUCTION
 LAND | RECREATIONAL | RESIDENTIAL

WELCOME TO 415 EAST 1ST STREET

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PRICE IMPROVED



ADDRESS: 415 East 1st Street, Hermann, MO 65041

PRICE: \$585,000

BEDROOMS: 4

BATHROOMS: 4/1

LIVING AREA: 3,592 sq. ft.

YEAR BUILT: 1883

SCHOOLS DIST: Gasconade Co R-I

TAXES: \$2,334

TAX YEAR: 2023

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Turn key business opportunity
- Highly rated Bed & Breakfast/Guest House
- Historic "Wohlt House"
- 10 foot ceilings
- Queen Anne front door
- Private yard
- 2 story garage
- Most furnishings will convey

PROPERTY DESCRIPTION:

Turn-Key Business in Historic Hermann! Built in 1884 as the residence of Hermann's first mayor August Wohlt, its solid brick exterior sets upon a full stone foundation showcasing its original craftsmanship preserved throughout. Historic iron fencing frames the front façade. With modern electric, plumbing and dual HVAC, and 10' ceilings, a central staircase awaits inside the original Queen Anne front door which greets you to the house's 3-story footprint. Boastful of its charm, beauty and perfect location, the Wohlt House is amongst the historic downtown shoppes, restaurants, and wineries with quick access to the Amtrak station. The house showcases a large private yard with a separate 2-story garage. Currently operating as a highly rated bed-n-breakfast/guesthouse offering single-room and full house reservations which offers on-site private parking. All furnishings are included with exception to some personal items. Join Hermann's hospitality community with this beautiful piece of history.

PRESENTED BY:

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