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**Autzie's Riverview
 Cottage Guest House**

\$225,000 Listing #JB986 MLS# 23028045

111 Gellert Street, Hermann, MO 65041

**Established Guest House Business!
 Located in Hermann's Historic District!
 View of Missouri River!
 Tastefully Updated!**

**This Property is Zoned Residential but it is
 "Grandfathered" in with the City of Hermann
 As an "Owner Unoccupied Guest House" -----
 Certain Conditions Apply - Ask Agent for
 Details**

**Selling Turnkey Including All Furnishings &
 Fixtures, Stainless Kitchen Appliances,
 Washer/Dryer,
 Bikes, Dehumidifier & More!**

**Seller Will Remove Prior to Closing: Personal
 Photos, Christmas Decorations, Other
 Personal Items & Sewing Machine Cabinet
 (in basement)**

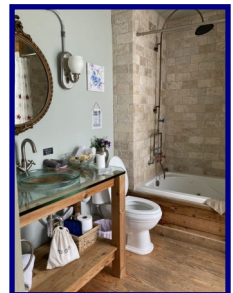
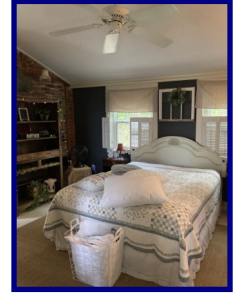
**One Bedroom
 Full Bath Updated with Tiled Shower & Jetted
 Tub**

**Built 1840 (per Assessor)
 Located on a City Deadend Street
 Fenced, Level Yard with Patio
 Shingle Siding with Comp. Shingle Roof
 Stone Foundation with a Lower Level Covered
 Patio Area with Porch Swing**

**50' x 90' Lot Size
 Forced Air Electric Furnace
 Central Air
 City Water & Sewer**

**2022 Gasconade County & City Taxes: \$1,238.87
 Listing Agent: Julie Bruckerhoff**

**Directions: From Missouri River bridge in
 Hermann take East First Street (Hwy. 100 East)
 to right on Reserve Street (before the bluff)
 to right on East Second Street for 1 block to
 right on Gellert. Property on the right.**



Information herein is not warranted
 & subject to change without notice.
 We assume no liability for errors.

