

FOR LEASE



FINE APARTMENTS ■ HOMES
HISTORIC HOMES ■ MINI-FARMS

FOR LEASE



“Griswold Home” and grounds ca. 1843 Exceptional Office/Commercial Property In Restored Historical House

802 E. Main (Hwy D)
Marthasville, Mo. 63357

Large 3 Story Building (up to 3650 sq. ft.) and Grounds

- ❖ This historically significant federal style brick 3 story building has been completely restored and updated and is ready to accommodate a variety of sympathetic businesses and organizations.
- ❖ Centrally located in the town of Marthasville on the main throughfare (Main Street and Hwy “D”) affords easy connections to main arteries (Hwy “94” and Hwy “47”) and surrounding towns:

Washington, MO	12 min.
Augusta, MO	20 min.
Union, MO	22 min.
Warrenton, MO	23 min.
Hermann, MO	35 min.
Eureka, MO	40 min.
Chesterfield, MO	45 min.

- ❖ This distinguished building is located on a prime 1 ½ acre landscaped lot and is surrounded by many mature and centenary trees. This wonderful setting and well known landmark will impress visitors and customers alike.

For More Information Call Brunetti Realtors – 314.647.7777

For online application forms, information, additional pictures, or to view other homes for rent please visit our website:

www.brunettiUSA.com

Building and Lot Features

Leasing Terms

NEW OPTIONS AND PRICE!

- Single Large Office from \$300/month*
- Two Offices \$265/month each*

*Rent includes water/sewer/RE taxes. Please add \$40 per office for heating/AC and typical office electric use. Minimum rental: 1 year.

- **Complete Building and Grounds**
\$1750/month**

**Tenant responsible for all utilities. Taxes paid by lessor.
Rental term: 2 years.

[More Features on Page 3](#)



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- More on back -

❖ “The Griswold Home” completed in 1843 has undergone a very extensive and painstaking multi-year professional restoration/updating process. Performed in accordance with modern efficiency standards and comfort dictates and in harmony with historical preservation requirements, this process has led to the replacement, updating or restoration of nearly every system and feature in the home. This very substantial investment in capital, time and resources will allow tenants to truly enjoy the incredible character, architecture and history of the building and grounds without the worry of maintenance and repair issues.



❖ The building’s layout is a classical center corridor layout with four large rooms flanking each side of the central corridor. Both floors offer similar layouts and very usable space with approx. 1825 square feet per floor or 3650 total. There are 7 large rooms offering each about 340 sq. feet and one full and on half bathrooms.

❖ This distinguished building is located on a prime 1 ½ acre landscaped lot and is surrounded by many mature and centenary trees. This wonderful setting and well known landmark will impress visitors and customers alike.

❖ “The Griswold Home” and grounds would be ideal for a number of service oriented businesses and organizations such as:

- Law Offices
- Historical Societies/Associations
- Insurance Offices
- Smaller Museums
- Professional Offices
- Wedding Receptions
- Real Estate Offices
- Antique Store
- Educational Venues
- Agencies

A “Boone” for History Buffs

The rich history of the Missouri Griswold Family is closely intertwined with the establishment of the Village of Marthasville in 1817. Upon Harvey’s Griswold arrival to the area he established a successful training post and subsequently purchased in 1826 most of the lots in Marthasville and married Mahala Shobe. As his fortune grew he purchased additional acreage in the area in 1842-43. He built his family home, at the time the largest home, on the “highest and best hill in the county”. Griswold later became Postmaster, Judge and a high ranking Mason. Several members of his immediate family married in the “Boone & Callaway” family, even culminating in Griswold purchasing the old Bryant Farm that contained the burial remains of his old friend Daniel Boone and his wife Rebecca. Upon his death in 1855 the census listed Griswold as the largest landowner and wealthiest citizen in Warren County owning among other possessions 2580 acres of land.

Harvey Griswold was a cousin of Matthew Griswold, the founder of “Griswold Manufacturing Co.”, the popular producer of iron skillets as well as hundreds of cast iron cooking accessories.



Cont'd Building and Lot Features

HVAC Systems

This building offers zoned F.A./HVAC Systems.

- 1st Floor – new high efficiency Lennox Elite Series propane furnace with high efficiency AC unit.
- 2nd Floor – new Lennox Elite Series Electric Furnace with high efficiency AC unit.

Electric System

- New 400 AMP service with underground service.
- New Wiring (90%).
- New Fixtures, Fans, Switches, Outlets, etc. (Interior & Exterior).

Plumbing Systems

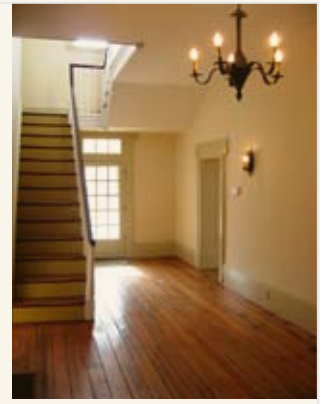
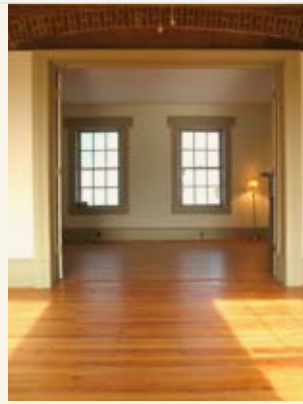
- New Full Bathroom (with Jacuzzi Tub) – second floor.
- New ½ Bathroom – First Floor.
- All new copper plumbing.
- New 50 Gal. Electric Water Heater.
- All new PVC Plumbing (waste).

Structural Systems

- All Hardwood Floors are original & have been professional refinished.
- All Plaster & some Drywall walls have been resurfaced and repainted.
- All original Woodwork has been preserved and resurfaced.
- Original Hardware has been restored.
- All Windows have been Reglazed and Repainted (interior & exterior).
- New Gutters & Downspouts throughout.
- Large section of Building & upper eaves and front porch has been Re-Pointed.
- New Metal Roof on Brick Porch.
- Complete Basement has been Re-Pointed.
- All Wood Exterior Surfaces have been repainted.

Storage

- Two large Closets (one walk-in).
- Several smaller closets.
- 3rd Floor can be used for storage.
- 2 Exterior Buildings can be used for storage.



Lot & Parking

- Shape: irregular rectangle.
- Dimensions (126 x 385 x 200 x 359).
- Approx. size: 1 ½ Acres.
- Off Street Parking (gravel base) 5.
- Street Parking.

Utilities

- Public Water & Sewer.
- Propane Gas (Amerigas).
- Electric (Ameren U.E.).

Energy Features

- Brick building with triple layer brick walls (1 foot thick).
- New High Efficiency Furnaces and AC'S.
- Complete 3rd Floor insulated R 32 or better.
- New Thermal windows 3rd floor.
- Most windows are single pane following Historic Requirements. They have all been reglazed and repainted (interior & exterior).

Architectural Features

- House was designed in the classical Greek revival style.
- Most woodwork and hardware is original to the house (doors, trim, stair, fireplace mantles, floors, decorations, locks and hinges).
- All Handrails are original.
- All Lighting Fixtures (except for ceiling fans) are period reproductions.
- High Ceilings on both floors (11 feet).

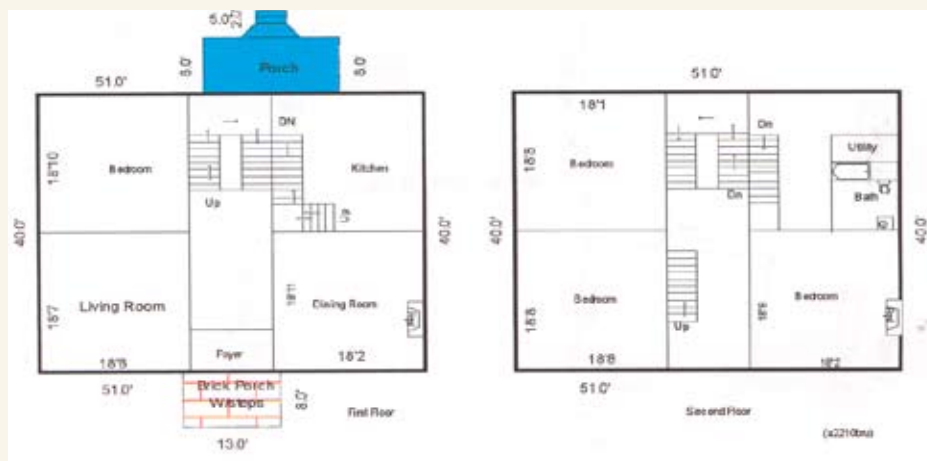


- 7 Fireplaces (one per room).
- 3 Separate stairs with original threads, handrails and spindles.
- Wonderful hand carvings on all mantles.
- The Entry Foyer portion was saved and moved from an old mansion that was demolished in 1902 in St. Louis to allow for the 1904 World Fair Expansion.
- Servants Room in Basement with Historical Elements.

Dimensions*

- Total Usable Space: 3650 sq. feet
- Total Storage: approx. 2000 sq. feet
- 7 Large Rooms (18 ½ x 18 ½)
- 2 Full Length Corridors (38 ½ x 10 ½)
- 1 Full Size Bathroom (12 ½ x 6) – 2nd floor
- 1 Half Size Bathroom – 1st floor
- Kitchenette (or storage) (10 x 5 ½)

*All measurements are approximate



Every effort has been made at time of inspection to represent the rental unit as accurately as possible. Tenant is ultimately responsible to verify all information as stated. Landlord is not responsible for inaccurate/incomplete information.