

MARIO'S INTERNATIONAL FOR SALE



THE CABIN RESTAURANT & LOUNGE
AURORA, OH

Hanna Commercial Real Estate and GearWorks Capital are the exclusive advisors to **Mario's International Spas, Hotel & Cabin Restaurant** — a nationally recognized, award-winning historic hospitality complex in Aurora, Ohio, available for sale **including the real estate**.

Set on a **premier corner** at the intersection of Routes 82 & 306, the property offers a rare, vertically integrated hospitality enterprise: a full-service **Day Spa**, a **14-room Boutique Hotel**, and a **Cabin Restaurant & Banquet Center**, on **3.4 acres** of prime commercial real estate. Originally built in **1842** and owned and operated by the Liuzzo family since **1977**, the complex retains authentic Victorian-era character, a full D-5 liquor license, and decades of brand equity — having been voted **"Best Day Spa" nationally**. Aurora is one of northeast Ohio's most affluent communities, with a median household income of **\$127,886** — nearly 79% above the Ohio median.

THE OPPORTUNITY — REAL ESTATE DRIVEN, VALUE-ADD UPSIDE

The **real estate is the primary value driver** in this transaction. The offering totals **30,230 SF** across **3.4 acres** — two operating commercial parcels, an adjacent residence, and an additional land parcel. Market value is estimated at a premium given the property's historic character and premier-corner location.

The business currently generates approximately **\$1.46M** in annual revenue (FY2025) across three synergistic segments. The value-add thesis is clear: cost of sales and segment cost structure can be optimized — restaurant F&B COGS and hotel labor in particular offer meaningful margin recovery for an experienced operator — while the Hotel segment runs below capacity, providing turnaround upside on occupancy and rate.

Revenue by Segment	FY2025
Day Spa	\$544,931
Cabin Restaurant	\$774,674
Boutique Hotel	\$140,128
Total Revenue	\$1,459,734

Property Summary

Use	Bldg SF	Acres
Spa & Parking	9,140	1.99
Hotel / Restaurant / Banquet	14,890	0.54
Residence (34 N. Chillicothe Rd)	6,200	0.54
Additional Land (9 Garfield Rd)	—	0.33
Total	30,230	3.40

Square footage and acreage per Ohio county auditor records. Figures subject to adjustment upon lot split finalization.



PROPERTY PARCEL EXHIBIT
Mario's International

Parcel Included in Sale
Not Part of Sale

CONFIDENTIALITY AGREEMENT

Detailed financials, operating statements, and additional property information are available to qualified prospects upon execution of a confidentiality agreement (CA / NDA).

EXECUTE CONFIDENTIALITY AGREEMENT >

Investment Highlights

- › **Premier corner** at Routes 82 & 306 in Aurora — one of NE Ohio's most affluent communities
- › **Landmark 1842 complex**; owned & operated by the Liuzzo family since 1977
- › Three synergistic revenue streams: **Day Spa, Cabin Restaurant & Boutique Hotel**
- › Full, transferable **D-5 liquor license** and four active state licenses
- › Recognized brand — voted **"Best Day Spa" nationally**

Value-Add & Upside

- › **~\$1.46M in-place topline** with a clear margin-recovery path via lower COGS
- › **Hotel below capacity** — occupancy & ADR turnaround potential
- › Right-size restaurant F&B and hotel labor to expand contribution
- › Leverage historic brand and **banquet/event space** for catering growth
- › **Potential historic tax credits** — 1842 landmark may qualify for federal & Ohio Historic Preservation Tax Credits (subject to certification)
- › Real estate value **independent of operating income** — a bankable asset

Mario's presents a compelling opportunity to acquire a landmark hospitality complex on premier-corner real estate in one of northeast Ohio's most affluent submarkets — combining in-place operating cash flow with substantial value-add upside for an experienced operator. Prospective buyers must execute a confidentiality agreement to receive detailed financials and additional information.

CONTACT US

Tony Visconsi

tonyvisconsi@hannacre.com
(216) 314-1300

Jim Myers

Business Advisor
jim@gearworkscapital.com
(216) 600-8665

Not a licensed real estate agent.

Gianfranco Calabrese

gianfrancocalabrese@hannacre.com
(216) 861-5086