

# 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          |
| <b>Total Revenue</b> | <b>\$1,459,734</b> |

### 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        |
| <b>Total</b>                     | <b>30,230</b> | <b>3.40</b> |

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