170 Front Street Marietta Ohio

Restaurant and Bar with Renovated Two Level Residence

$849,000 | Building and Business

Shumaker Commercial Real Estate LLC presents 170 Front Street, an approximately 6,060-square-foot mixed-use building and operating restaurant business in downtown Marietta, Ohio. Offered at $849,000, the property combines Over the Moon Pub & Pizza on the first floor with a spacious owner-occupied residence across the second and third floors.

The approximately 2,860-square-foot first floor includes a dining room, bar, equipped kitchen, two customer restrooms, and a fenced rear dining patio. The current arrangement provides approximately 90 indoor seats and 45 patio seats. The kitchen includes stacked conveyor pizza ovens, refrigerated preparation space, freezers, and supporting equipment. Seller-owned restaurant and bar equipment, the business trade name and recipes, and inventory on hand are included subject to the purchase agreement. Transfer of the D5 liquor permit is included, subject to state approval and buyer qualification; vendor-owned or leased equipment is excluded unless separately arranged.

The approximately 3,200-square-foot residence spans two upper floors and offers two full bathrooms, a kitchen, living space, and a private second-floor deck accessed from the kitchen. The second floor includes a bedroom; the third floor provides open living and sleeping space. Renovations include updated flooring, kitchen finishes, windows, electrical work, and upper-floor HVAC. Separate access through the front vestibule allows the upstairs to be reached without passing through the restaurant.

Contractor records document substantial improvements during the current ownership, including roofing, exterior and masonry work, interior stairs, electrical work, HVAC, and the second-floor deck. A certificate of occupancy dated December 20, 2021 relates to the described roof, siding, HVAC, and deck renovation project.

Located on Front Street near the Ohio and Muskingum rivers, the property places an owner or operator within downtown Marietta’s shops, dining, entertainment, and riverfront setting. Rear parking is provided under a lease that the owners report is transferable through June 30, 2029. The property offers a live-and-work opportunity, with potential for separate commercial and residential leasing subject to confirmation of applicable occupancy and fire requirements.

Property features

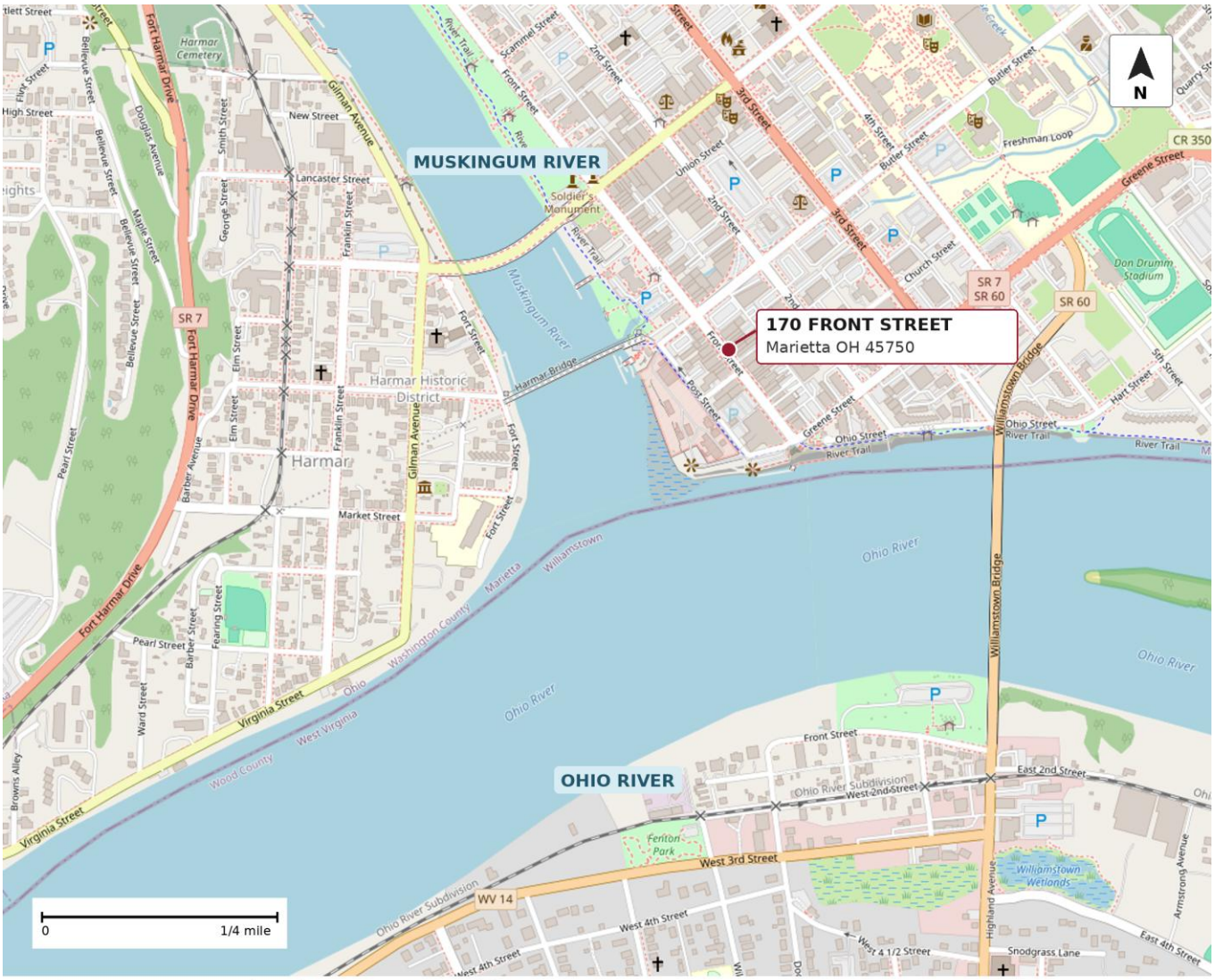
- Approximately 6,060 SF in three stories, with 2,860 SF restaurant/bar and 3,200 SF upper residence
- Operating Over the Moon Pub & Pizza business offered with the real estate
- Seller-owned kitchen and bar equipment, trade name, recipes, and inventory included subject to agreement
- D5 liquor permit transfer subject to state approval and buyer qualification
- Current seating arrangement of approximately 90 indoors and 45 on the fenced patio
- Two-level residence with two full bathrooms and private second-floor deck
- Documented renovation work including roof, siding, HVAC, stairs, and interior improvements

- Rear parking under a reported transferable lease through June 30, 2029
- Front Street location near the Ohio and Muskingum riverfronts

Brad Shumaker | Principal Broker
Shumaker Commercial Real Estate LLC
740 364 8780 | www.shumakercre.com

All areas and seating figures are approximate. Seating describes the current arrangement, not a certified occupancy limit. Sale inclusions are subject to the purchase agreement. D5 transfer requires state approval and buyer qualification. Parking is leased, not owned. Property is reported in Flood Zone AE, owner has flood insurance.

Downtown Marietta Location



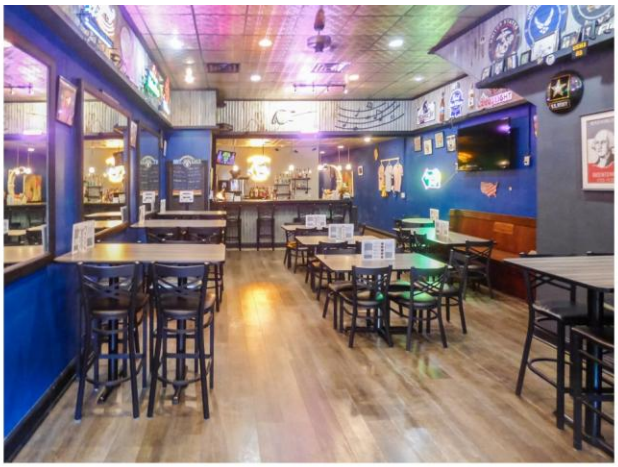
Map data © OpenStreetMap contributors | openstreetmap.org/copyright
Approximate address location from US Census Geocoder | Not a survey or parcel map | 25 October 2026

Front Street near the Ohio and Muskingum riverfronts, downtown shops, dining, and entertainment.

Outside and Kitchen



Front Street storefront



Restaurant dining room



Main bar



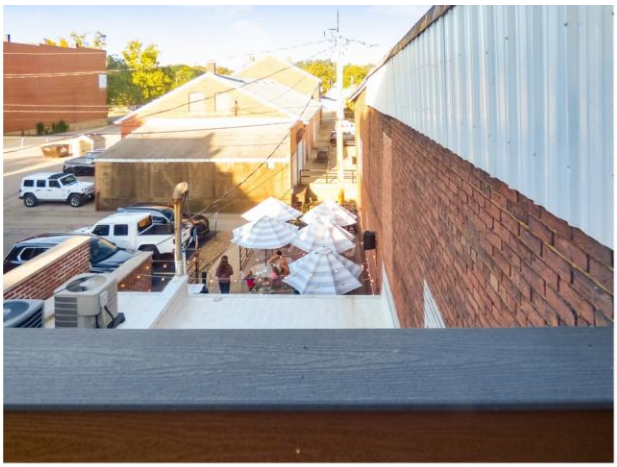
Pizza ovens and kitchen



Kitchen preparation area

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Residence and Rear Outlook



View from upper deck toward rear patio



Residence living and dining area



Residence kitchen

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Residence Bedrooms and Bathrooms



Second floor bedroom



Second floor bathroom



Third floor living and sleeping space



Third floor bathroom

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