

# AIRBNB OR STR UNITS ON +/- 5 ACRES FOR SALE



## 7462 HWY 187

Eureka Springs, AR 72631



### PROPERTY DESCRIPTION

3 AirBnB or STR Units, one single family home, 2 shops, and 1 large RV/Car/Boat port all on +/- 5 Acres! 2 of the units are studio units and rented at \$75/night at least 100 days out of the year, 1 unit is a 2bed/1bath unit that rents for \$600/mo and the main home that is +/- 4,600SF could be rented out at \$2,500/mo. Just two minutes from White River & Beaver Lake and only 9 miles West of Eureka Springs! Option to purchase the adjacent property, which includes 3 additional rental units and a bar/restaurant business with turnkey kitchen!

### PROPERTY HIGHLIGHTS

- Minimum potential income: About \$5,000/mo
- 2 Efficiency Units (studios)
- One 2bed/1bath Unit
- +/- 4,600SF Home with Full Basement and Solar Panels
- +/- 5 Acres
- 2 Shops and 1 Large RV/Car/Boat Port

### OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	5,669 SF

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	107	2,696	9,529
Total Population	150	4,032	15,299
Average HH Income	\$45,928	\$47,525	\$45,959

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### TIMOTHY SALMONSEN

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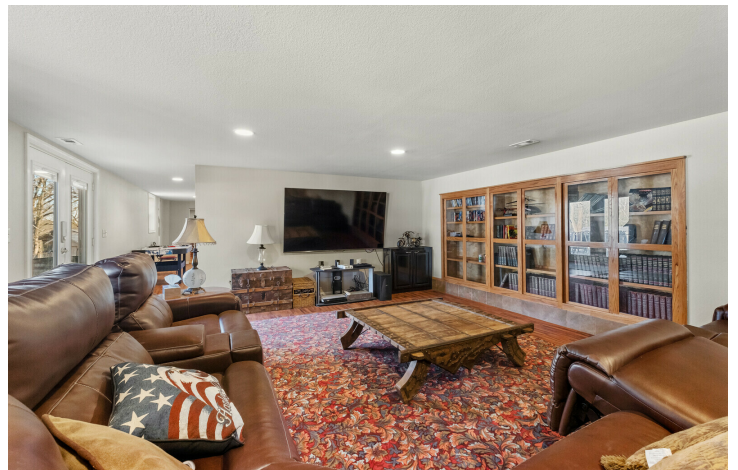
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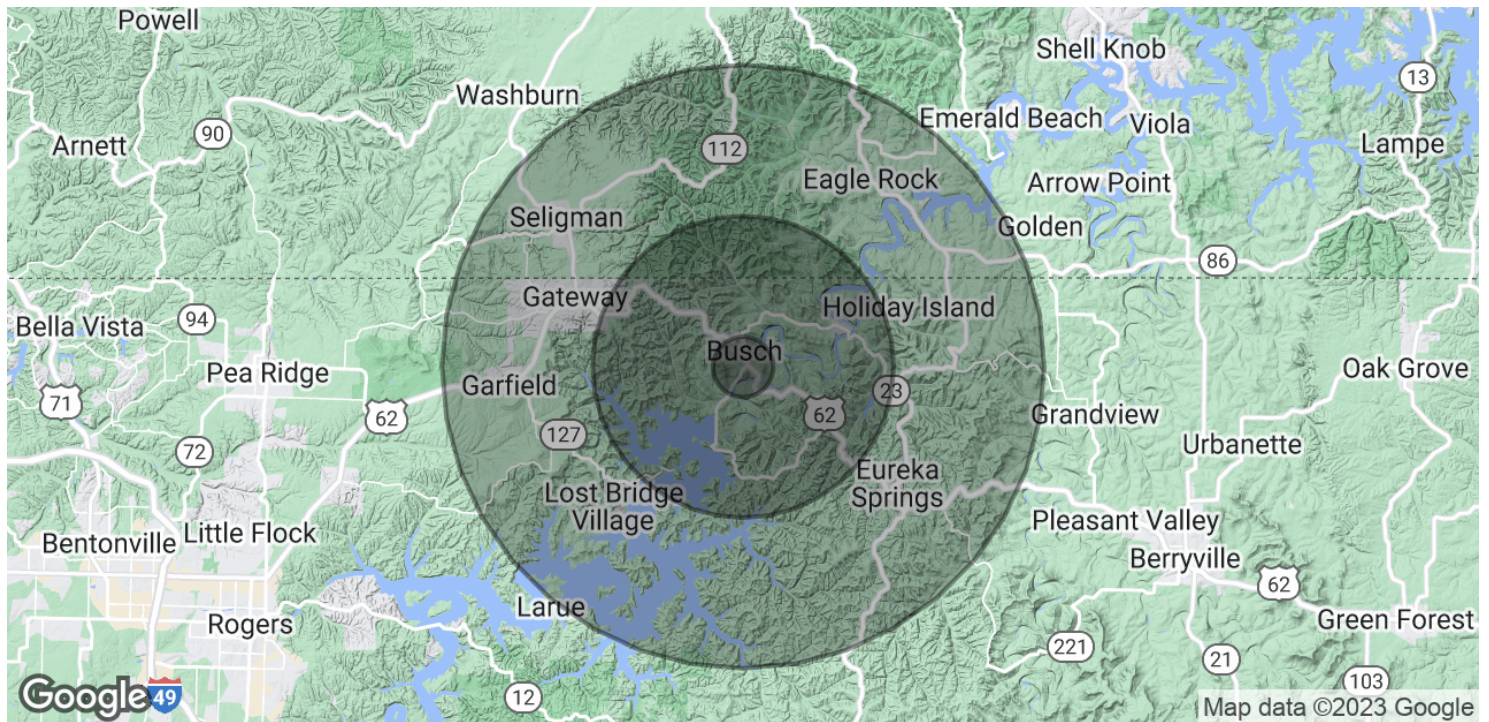
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	150	4,032	15,299
Average Age	64.7	57.1	52.6
Average Age (Male)	63.7	55.9	51.1
Average Age (Female)	65.0	57.0	53.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	107	2,696	9,529
# of Persons per HH	1.4	1.5	1.6
Average HH Income	\$45,928	\$47,525	\$45,959
Average House Value	\$270,692	\$243,708	\$195,735

\* Demographic data derived from 2020 ACS - US Census

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