

# Alpine Liquor and Alpine Lodge

Portfolio of 2 Properties for Sale



Presented by  
Coldwell Banker K-C Realty (Holiday Island Br Off)



**Price: \$1,970,000**

Welcome to Alpine Liquor & Alpine Lodge, two turn-key, highly profitable businesses established in 1994 and proudly family-owned. This prime 2.80-acre property on Highway 62 includes a successful liquor store and a 22-room lodge, both well-maintained and thriving. The liquor store, one of only three in Eureka Springs, features large coolers, three new mini splits, and a generac generator system. The lodge offers 22 rooms, which 9 are long-term and 12 nightly, plus a manager's quarters and spacious lobby. The 1,472 sq. ft. owner's living quarters sit on the top level for ultimate convenience. Additional amenities include 22 front parking spaces, 11 in back, and a 1.13-acre parcel behind the property, ideal for future development. With no new retail liquor licenses available in Carroll County, this is a rare chance to own a highly reputable, thriving business. Don't miss out—act now!

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**Coldwell Banker K-C Realty (Holiday Island Br Off)**  
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Holiday Island, AR 72631



One of only three liquor stores in Eureka Springs.

No new retail liquor licenses available in Carroll County.

Two turn-key, highly profitable businesses.

Owner's living quarters sit on the top level.

High visibility location.

1.13-acre parcel located behind ideal for future development.

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Property Name / Address,  
City, State

Alpine Liquor,  
Eureka Springs, AR

Property Type

Retail

8,016

Year Built

Individual Price



Alpine Lodge,  
Eureka Springs, AR

Hospitality

7,168

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## Property Photos



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## Property Photos



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## Property Photos



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## Property Photos



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# Alpine Liquor and Alpine Lodge

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## Property Photos



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# Alpine Liquor and Alpine Lodge

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## Property Photos



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## Property Photos



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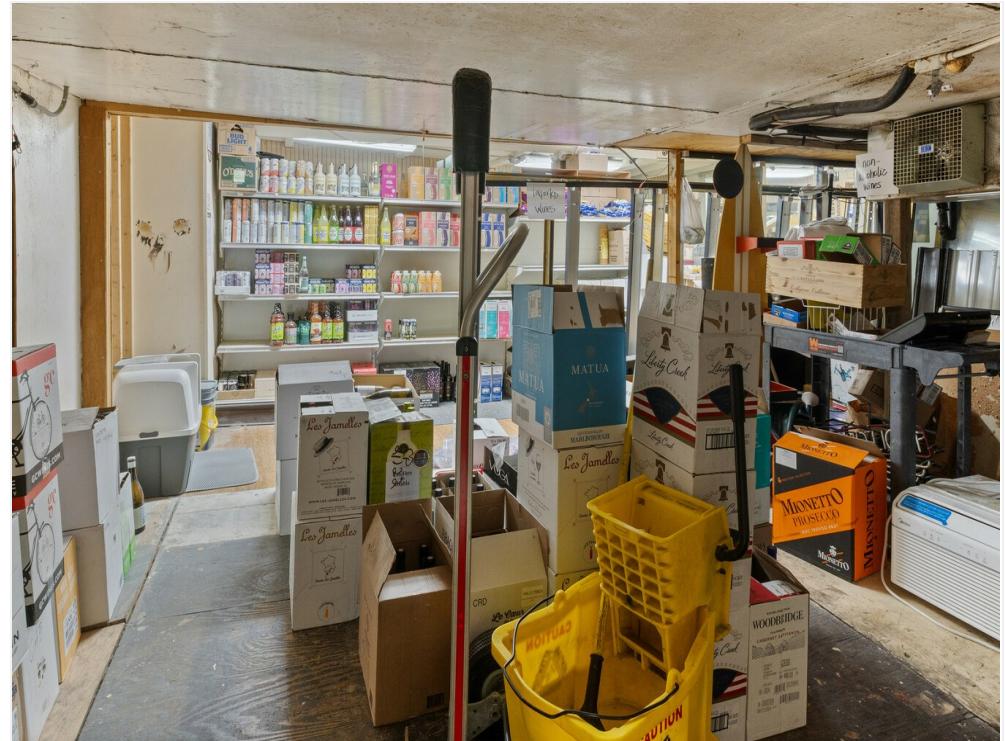
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## Property Photos



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## Property Photos



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## Property Photos



# Alpine Liquor and Alpine Lodge

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## Location

