

3169 E VAN BUREN

Eureka Springs, AR 72632

**PROPERTY DESCRIPTION**

Incredible income producing hotel located in the heart of beautiful Eureka Springs, AR. This well maintained property features 60 guest rooms across 2 floors, many with balcony access, and sits in a prime location on Hwy 62 with excellent visibility and traffic flow. Room mix includes king rooms (with and without jetted tubs) and double queen rooms, appealing to a wide range of travelers. Each room is equipped with a TV, and select rooms offer mini fridges, microwaves, and coffee makers for added guest comfort. Guests enjoy a swimming pool and easy access. A proven, consistent occupancy record year over year. This is a true turnkey investment with immediate cash flow, plus major capital improvement already completed, a brand new roof in 2024. On site living quarters are included, ideal for owner operators or on site management. Conveniently located 1.7 miles from The Great Passion Play, 2.9 miles from Historic Downtown Eureka Springs, and directly on the Yellow Trolley Route (Stop #46), a huge draw for tourists.

OFFERING SUMMARY

Sale Price:	\$1,799,000
Number of Rooms:	60
Lot Size:	2.75 Acres
Building Size:	25,000 SF
NOI:	\$192,382.57
Cap Rate:	10.69%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,715	2,660	8,873
Total Population	3,333	5,277	20,036
Average HH Income	\$74,915	\$74,966	\$83,845

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.

SALMONSEN GROUP

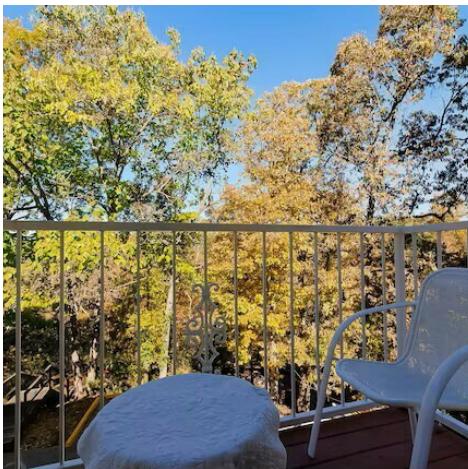
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AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

60 GUEST ROOM HOTEL FOR SALE

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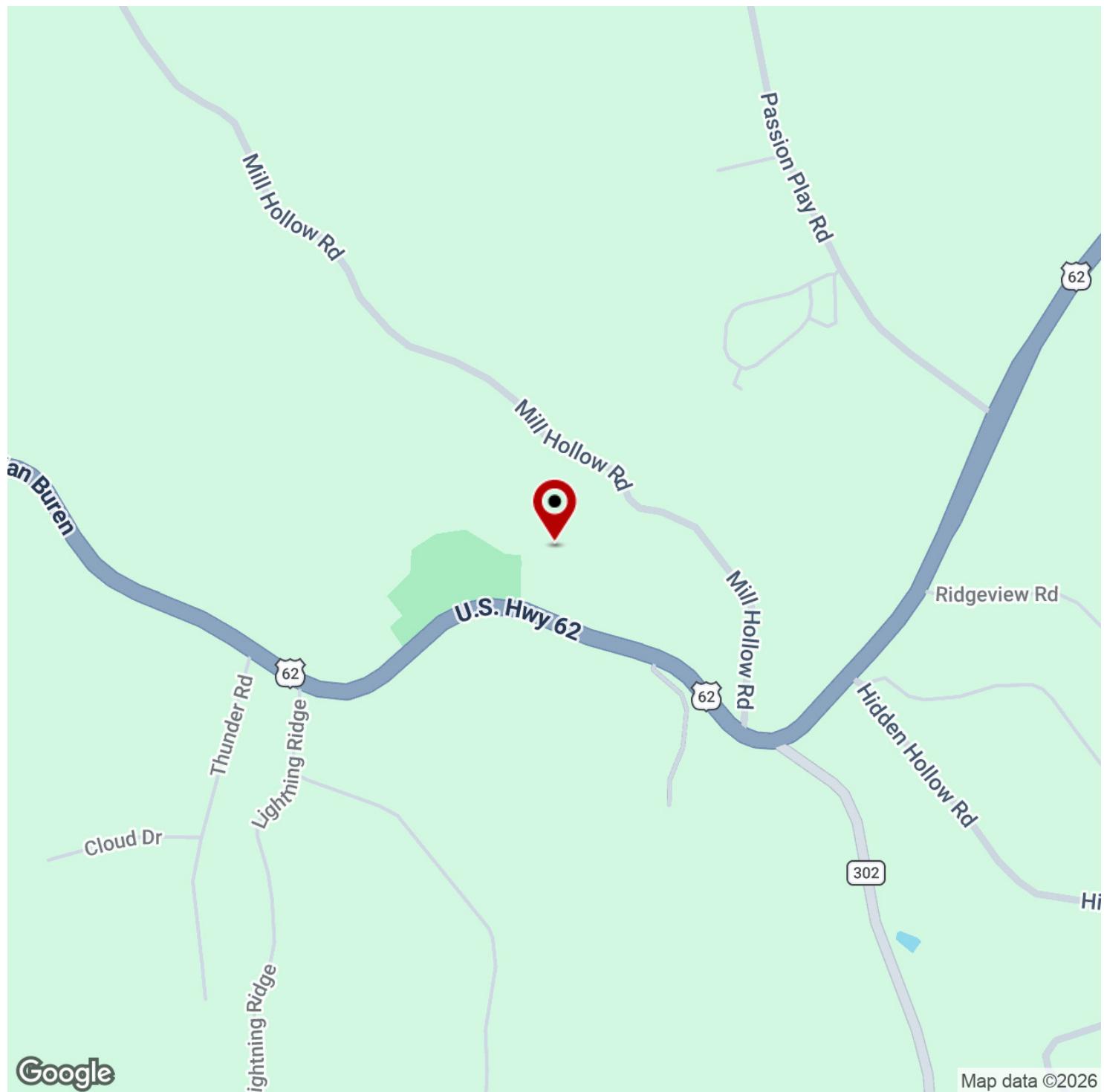
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Each Office Independently Owned and Operated salmonsengroup.com

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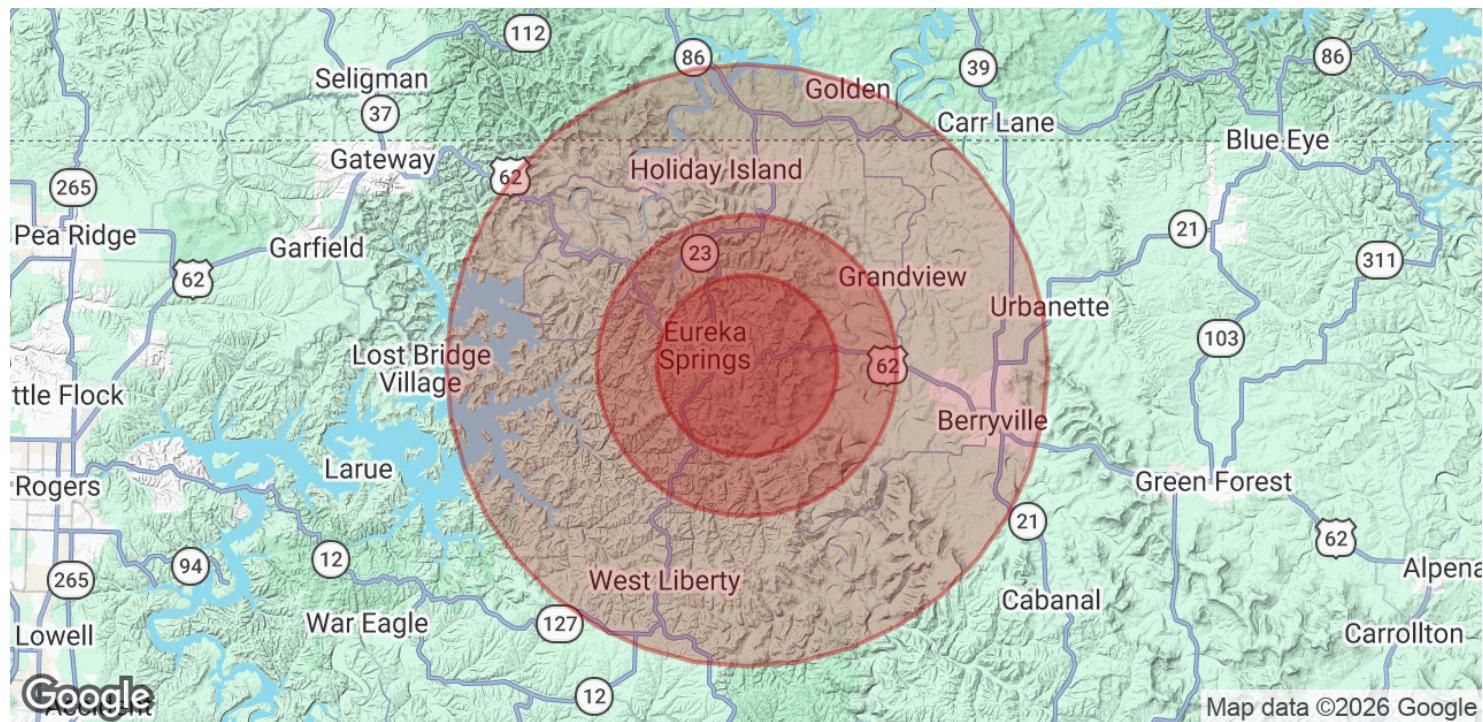
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,333	5,277	20,036
Average Age	52	52	47
Average Age (Male)	51	51	46
Average Age (Female)	52	52	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,715	2,660	8,873
# of Persons per HH	1.9	2	2.3
Average HH Income	\$74,915	\$74,966	\$83,845
Average House Value	\$289,833	\$279,871	\$258,414

Demographics data derived from AlphaMap

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