

3 STORY COMMERCIAL BUILDING FOR SALE



180 N MAIN

Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Explore the extraordinary opportunity to own a piece of history nestled in downtown Eureka Springs, AR. This remarkable historic building awaits your creative touch, offering a myriad of possibilities. Whether you envision a captivating live-work space, enchanting nightly rentals, a showcase for your business or art gallery, this property, zoned for commercial use, eagerly awaits your vision to rejuvenate its grandeur. Situated just steps away from the renowned shopping and dining scene of Downtown Eureka Springs, this property on N Main St (Hwy 23) boasts exceptional accessibility and comprises 5 city lots with all utilities readily available. Built in 1900, this gem in the heart of the Ozarks presents a unique opportunity to become part of the region's rich history. Spanning three stories, the street level is ideally suited for retail while the upper levels offer potential for living quarters or office spaces. Embrace the opportunity to turn your dreams into reality in the picturesque surrounds of Eureka Springs!

PROPERTY HIGHLIGHTS

- 3 Stories
- Built in 1900
- 5 City Lots
- Walking Distance to Downtown Eureka Springs
- All Utilities Available

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	0.75 Acres
Building Size:	2,620 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	69	277
Total Population	31	131	525
Average HH Income	\$74,949	\$74,487	\$74,465

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
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

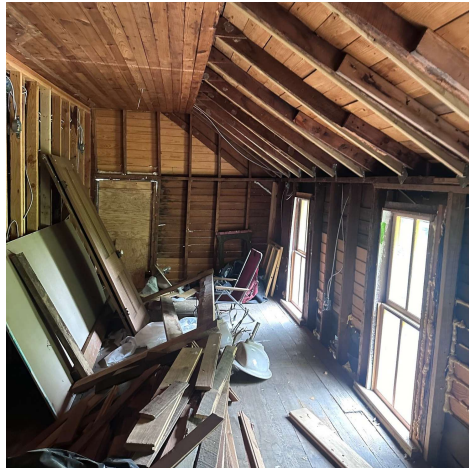
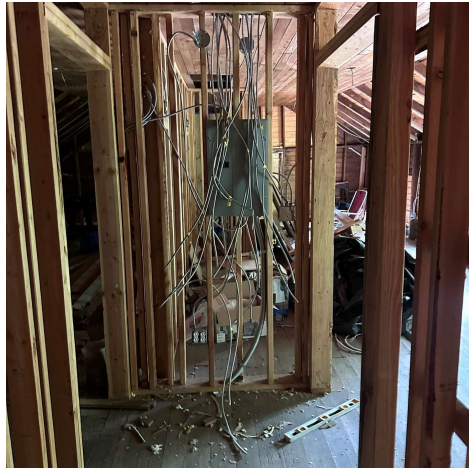
KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

Each Office Independently Owned and Operated salmonsengroup.com

3 STORY COMMERCIAL BUILDING FOR SALE

180 N MAIN

Eureka Springs, AR 72632



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
Executive Broker
O: 479.231.1355
C: 479.330.1250
sqrleadmanager@gmail.com
AR #EB00066512

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

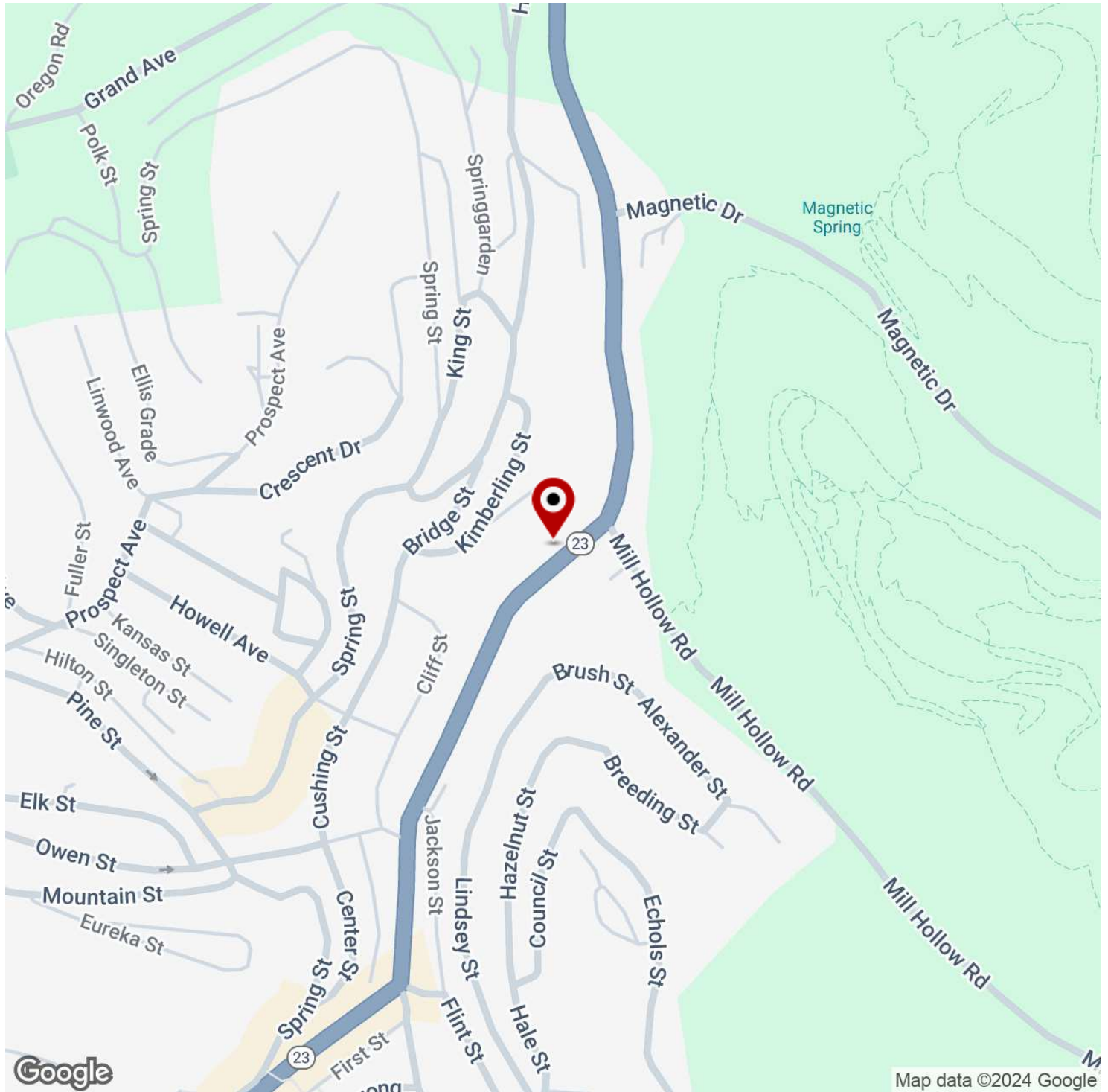
Each Office Independently Owned and Operated salmonsengroup.com

3 STORY COMMERCIAL BUILDING FOR SALE



180 N MAIN

Eureka Springs, AR 72632



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
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

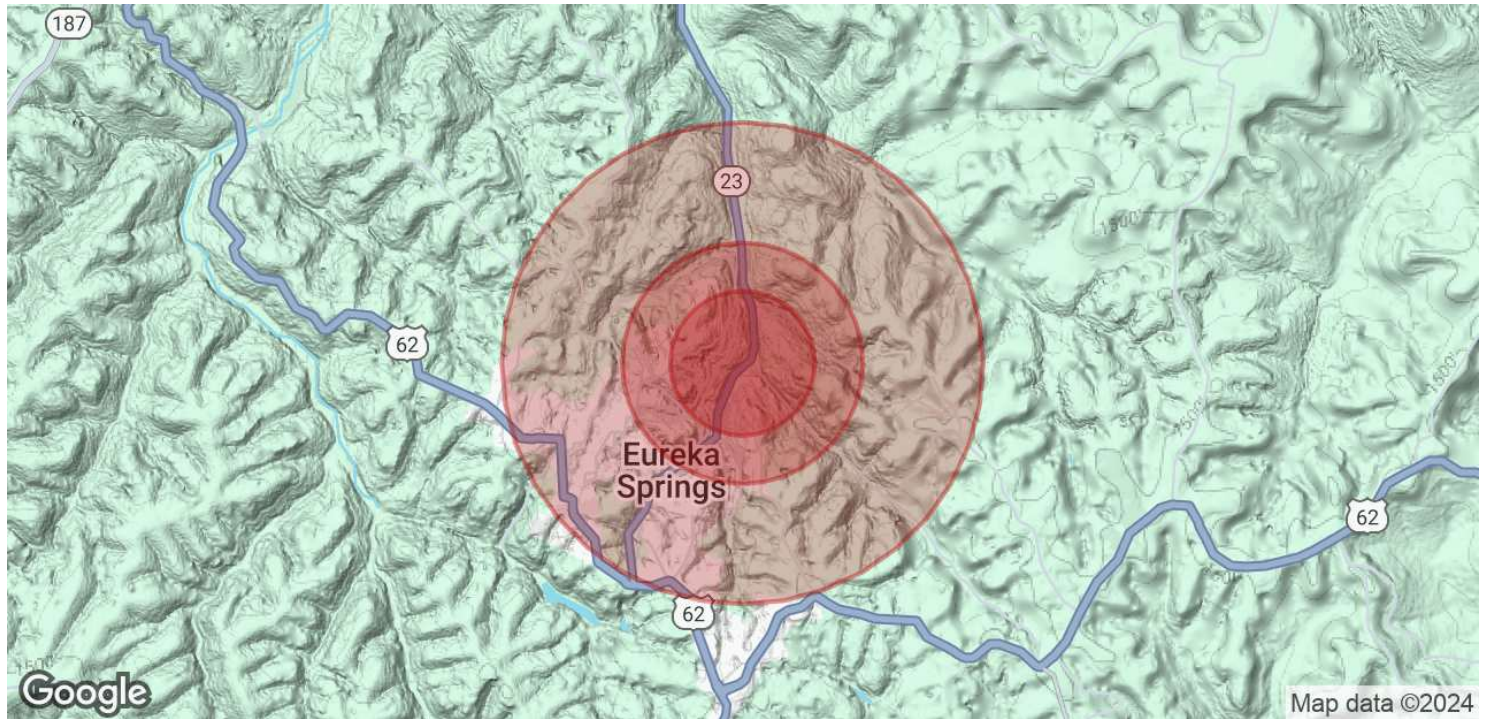
Each Office Independently Owned and Operated salmonsengroup.com

3 STORY COMMERCIAL BUILDING FOR SALE



180 N MAIN

Eureka Springs, AR 72632



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	31	131	525
Average Age	51	51	51
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	69	277
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$74,949	\$74,487	\$74,465
Average House Value	\$292,551	\$301,495	\$301,917

Demographics data derived from AlphaMap

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
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

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

Each Office Independently Owned and Operated salmonsengroup.com