



FOR SALE

TURNKEY MOTEL INVESTMENT OPPORTUNITY
16 GUEST ROOMS • RENTAL HOME • CONVENIENT TO GREERS FERRY LAKE

📍 8546 EDMONT ROAD | GREERS FERRY, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

REED GIBBONS, SVP
501.580.7000 | WWW.RPMGROUP.COM
RGIBBONS@RPMGROUP.COM



OFFERING SUMMARY

Located in the heart of Greens Ferry's recreation corridor, Klassic Inn presents an outstanding opportunity to acquire a well-established, turnkey hospitality property with multiple income streams. Situated on approximately 2.46± acres between The Narrows Bridge and The Edgemont Bridge, the property is just minutes from Shiloh Marina, Lacey's Marina, and Devil's Fork Boat Ramp, making it a popular destination for fishermen, boaters, and visitors exploring Greens Ferry Lake. The property features a 16-room motel offering approximately 5,424 square feet of guest accommodations, including two king rooms and 14 double queen rooms. Guest rooms have been updated with energy-efficient LED lighting, and recent improvements include new tankless gas water heaters installed in 2025. The sale includes the motel furnishings, appliances, and operational equipment, allowing for a seamless transition to new ownership.

Adding to the property's value is a 1,560-square-foot, three-bedroom, two-bath residence with a long-term tenant who wishes to remain, providing an additional source of rental income. A storage building, ample boat parking, and a private septic system further enhance the property's functionality and appeal. Owner-provided financials reflect increasing occupancy and room revenue, with occupancy rising from 16% in 2024 to 27% through the first half of 2026 and room revenue increasing from \$37,414 to \$65,385 during the same period, demonstrating the property's continued growth potential.

> SALE PRICE	\$859,000	> LOT SIZE	2.46 ACRES ±
> GUEST ROOMS	16 GUEST ROOMS	> RENTAL HOME	3BR / 2BA RESIDENCE



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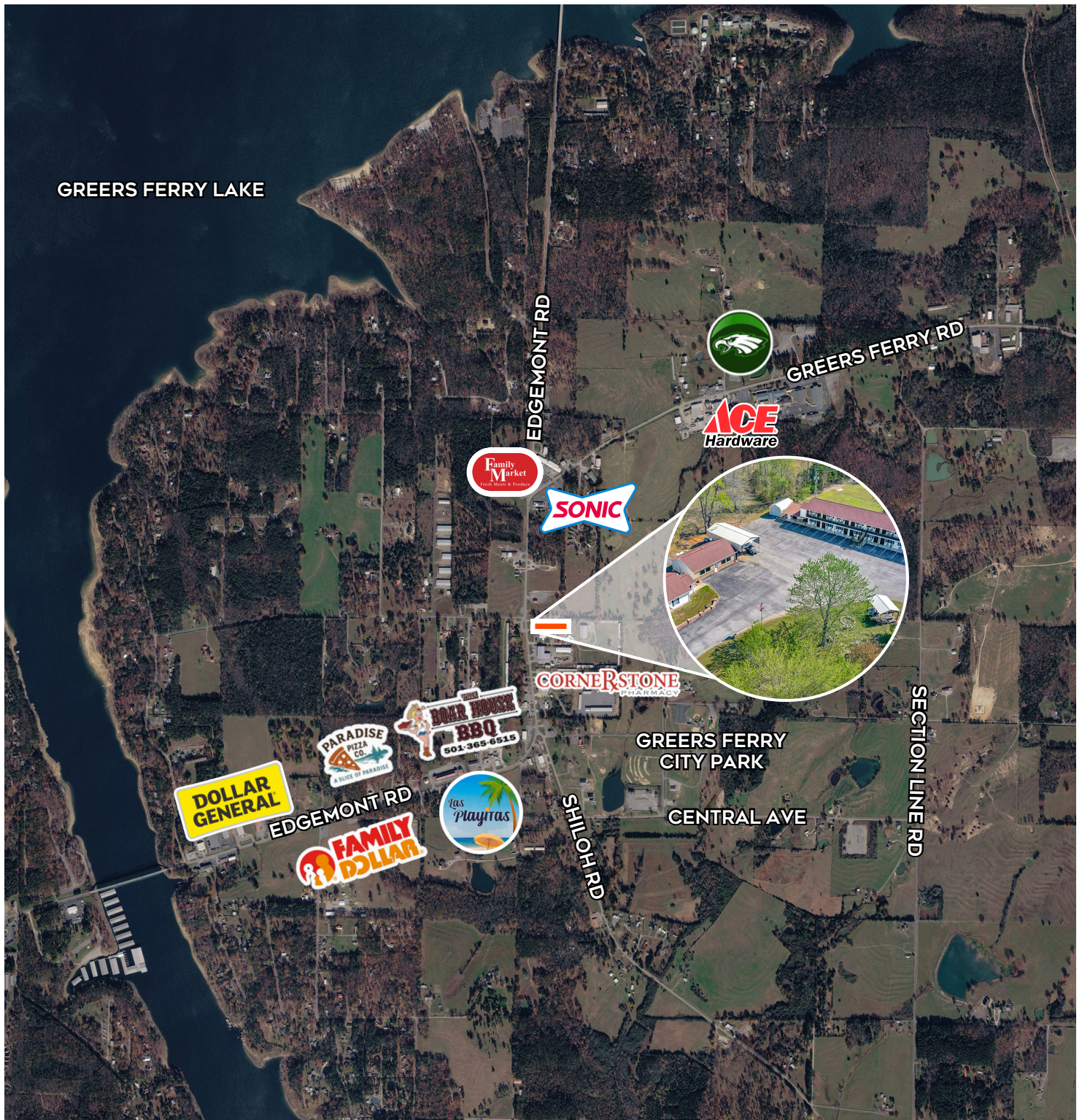
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