

ICONIC RESTAURANT/BAR FOR SALE OR LEASE



CHELSEA'S CAFE

10 Mountain St, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Here's your chance to own or lease one of the most iconic and well-established businesses and real estate in Eureka Springs! Chelsea's Cafe has been a local favorite since 1989, attracting both residents and tourists with its lively atmosphere, great music, delicious pizza, refreshing drinks, and vibrant social scene. This turnkey opportunity includes +/- 5,500 SF of space in a historic building located in the heart of the downtown Eureka Springs Business District. The property offers flexibility, as the building can also be leased in conjunction with the business purchase.

PROPERTY HIGHLIGHTS

- Rare opportunity to own or operate a well-known restaurant/bar
- Located in one of the most iconic buildings in Eureka Springs
- \$5,000/mo under a NNN lease Structure - Tenant Pays for all Expenses
- Known for its lively atmosphere, live music, delicious pizza, and refreshing drinks
- Prime real estate with high visibility and foot traffic

OFFERING SUMMARY

Sale Price:	\$1,295,000
Lease Rate:	\$5,000.00 per month (NNN)
Available SF:	5,500 SF
Building Size:	5,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	947	1,714	3,021
Total Population	1,783	3,314	5,913
Average HH Income	\$74,212	\$74,819	\$74,355

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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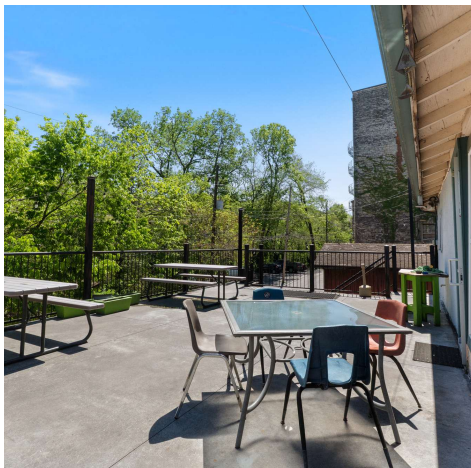
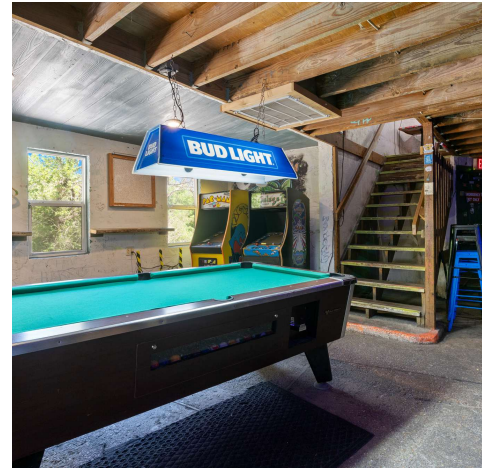
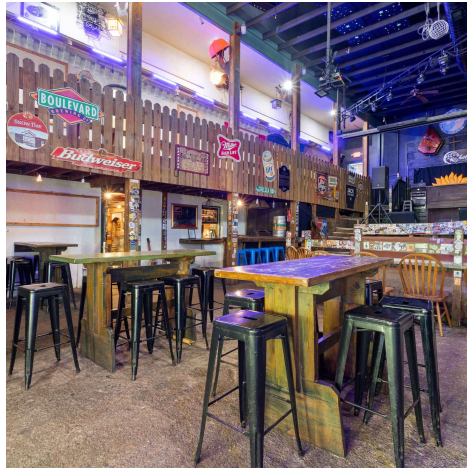
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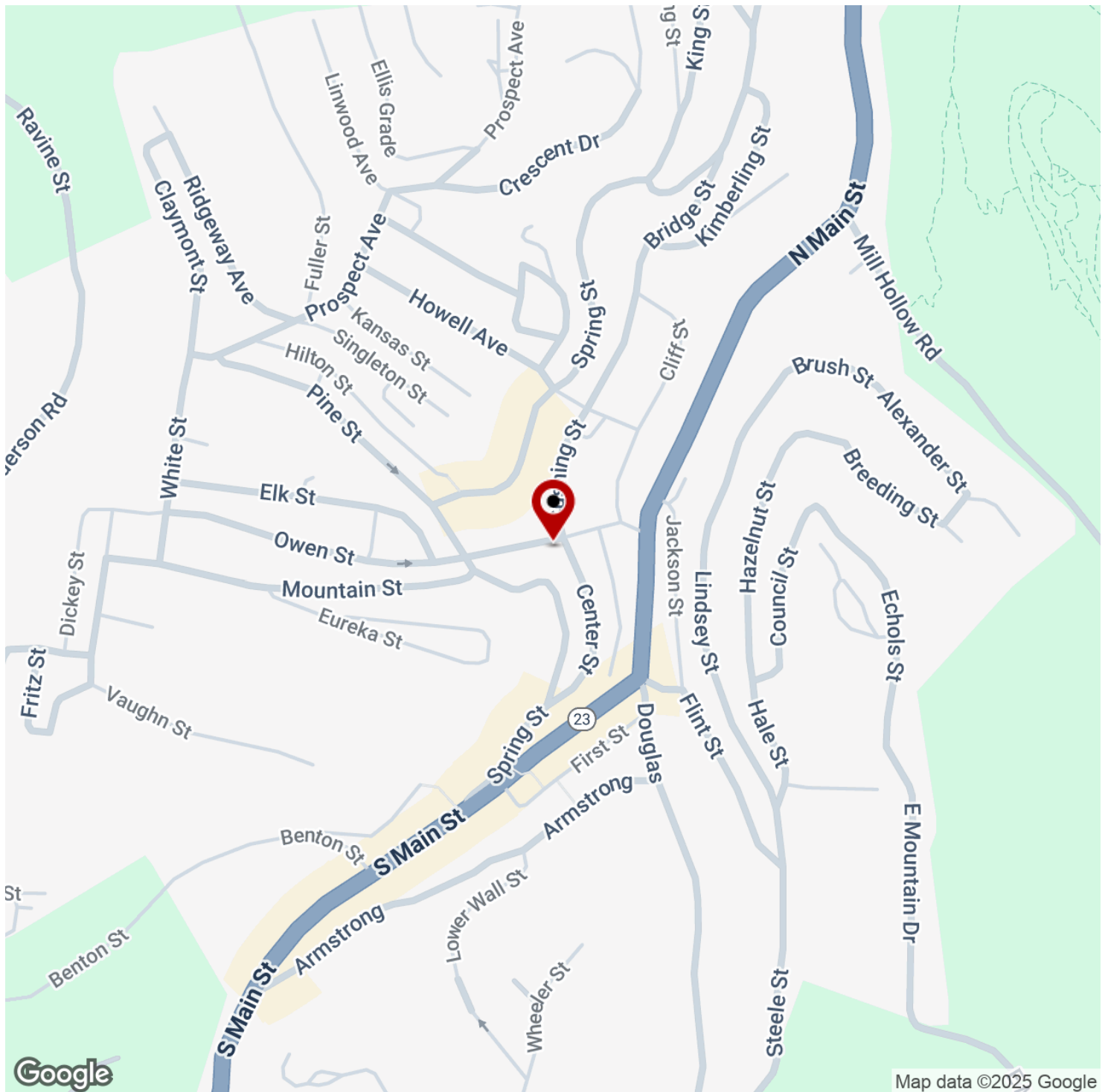
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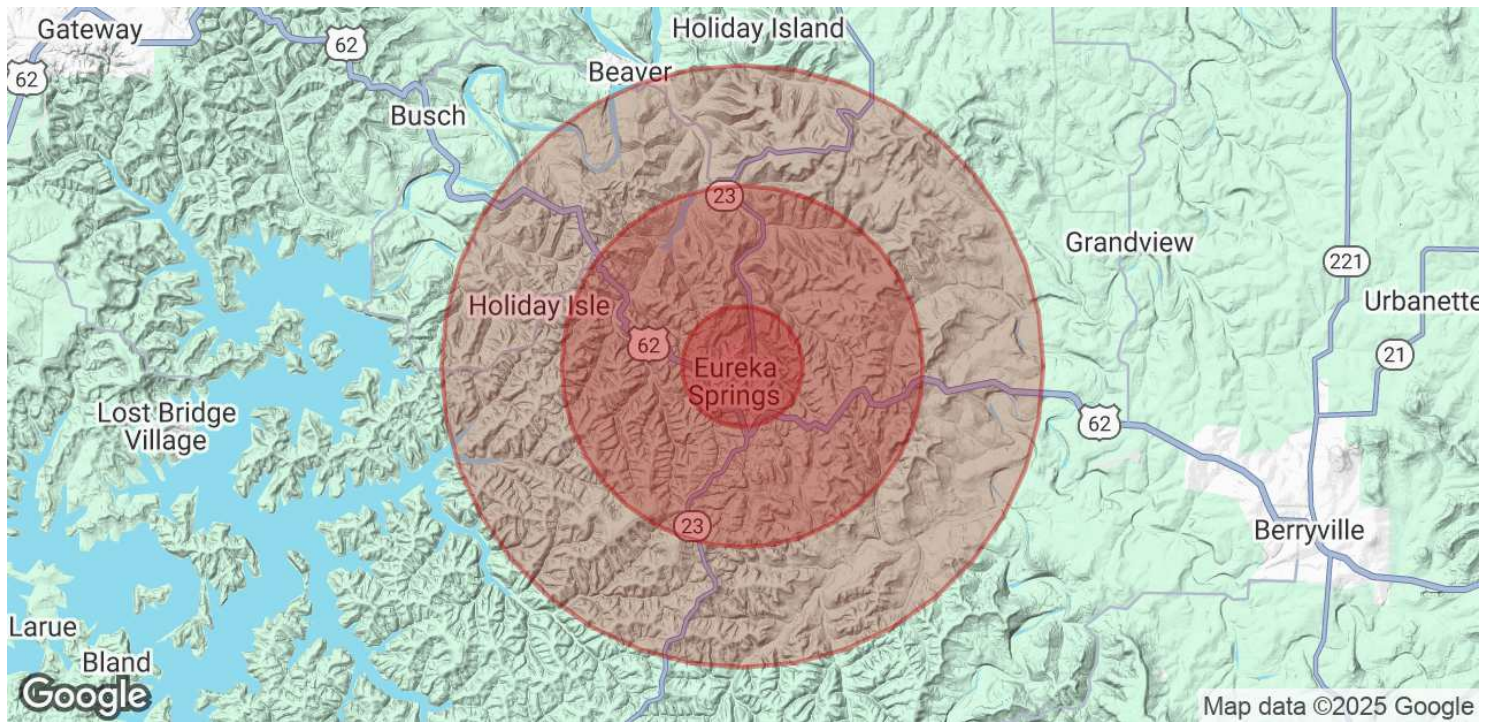
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,783	3,314	5,913
Average Age	51	52	53
Average Age (Male)	51	51	53
Average Age (Female)	52	52	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	947	1,714	3,021
# of Persons per HH	1.9	1.9	2
Average HH Income	\$74,212	\$74,819	\$74,355
Average House Value	\$306,791	\$291,466	\$282,378

Demographics data derived from AlphaMap

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