

# **RIVERVIEW MOTEL & CANOE CONCESSION**

304 E Court St, Jasper AR



Discover the perfect ecotourism business opportunity. Riverview Motel and Canoes is conveniently located on the banks of the Little Buffalo River on Scenic Hwy 7 in Jasper Arkansas, only 2 blocks from shopping and amazing dining all around the beautiful and historic Jasper square. The 1950s era motel is strategically located in the nature-iconic Newton County and only a short drive to Buffalo National River. Perfect location for accessing the 35 mile stretch of upper and mid-river BNR river access points. Jasper location offers more floatable days on lower sections as well as exciting upper river runs during wetter seasons. Included: 28 room motel (8 currently rentable), Riverview canoe operations with prized Buffalo National River concession license for 60 canoes/kayaks. Seller will remain involved during transition. Also included: Historic home and 4 large metal buildings currently housing an auto-body repair business that will relocate if desired by buyer.

Jasper is essentially landlocked on 4 sides by Little Buffalo River and the majestic Boston Mountains. The motel's large 4.5 acre location is the signature gateway commercial real estate entrance to Jasper. Traffic count is 4500/day. It is well-suited for a mixed use redevelopment including the canoe operation.

Newton County ([www.newtoncountychamber.com/](http://www.newtoncountychamber.com/)) is the epicenter of outdoor adventure in the South-Central United States. Two-thirds of the county's land is either National Park or National Forest so there is an incredible inventory of rugged Boston Mountain backroads, trails, caves, waterfalls and hidden streams to explore. Enjoy year-round camping, canoeing, kayaking and fishing in the beautiful Buffalo National River (the country's first National River), the Little Buffalo River and Big Piney Creek. Experience a wide range of activities throughout the year including hiking and biking trails, canoeing, mountain climbing, zip lining, and ATV riding across the county's stunning mountainous terrain. The region is also known for its spectacularly beautiful fall foliage. Newton County is also proudly known as The Elk Capital of Arkansas with large herds along the BNR easily visible for photographers.

**Offered at \$2,250,000**

**For more information ... Contact:**

**Stewart Nance – Cantrell Griffin Business Brokers – 870.688.7100 c**



Front view from Hwy 74







# Authorized Concessioner

Riverview Motel and Canoe is authorized to provide canoe rentals and transportation services within the Buffalo National River.







Jasper is a winter wonderland for hiking, atving

Loaded up for river fun!



View across Little Buffalo & Hwy 7 bridge

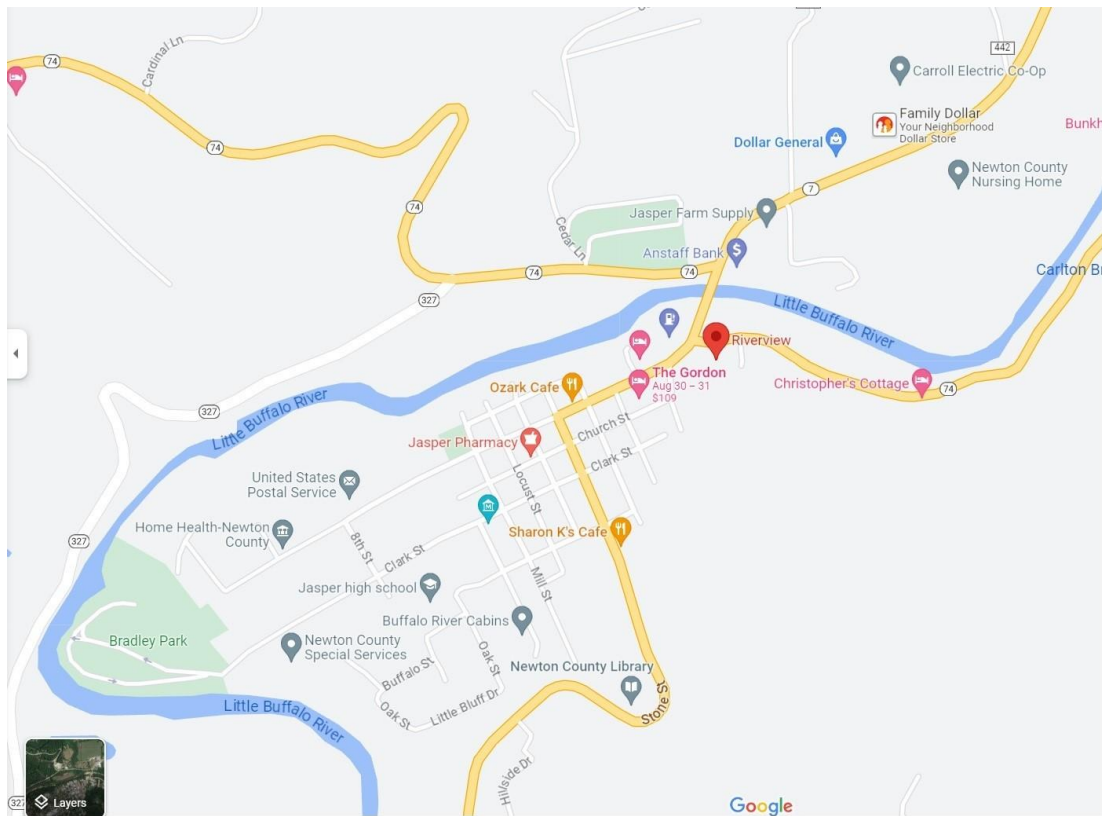
Historic home



Popular pool to relax after a day of hiking, floating, biking, caving or 4-wheeling!



Comfortable clean and neat Motel Rooms





Home west side



Motel Layout

GATEWAY location to Jasper from Arkansas' most Scenic Hwy 7

