

TWO TURN-KEY BUSINESSES FOR SALE



ALPINE LIQUOR & LODGE

2036 & 2038 East Van Buren, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Introducing Alpine Liquor & Lodge, a rare opportunity to acquire two established, highly profitable businesses in the thriving tourist destination of Eureka Springs. Located on ± 2.8 acres right on Hwy 62/E Van Buren with approx. 7,000 VPD, this high-visibility property offers excellent access and exposure. The income-producing property includes a successful liquor store—one of only three in town—and a well maintained 22-room lodge, both with strong operating history. The store features large walk-in coolers, three new mini splits, and a generator system. The lodge offers 9 long-term rental units and 12 nightly rentals, creating stable, diversified revenue. A spacious lobby and $\pm 1,472$ SF top-level manager's quarters. The sale includes furniture, fixtures, and equipment, inventory available separately. Also included are 32 parking spaces and ± 1.13 acres of unused land. With no new liquor licenses available in Carroll County, this is a strategic investment opportunity in one of Arkansas's premier tourism markets.

PROPERTY HIGHLIGHTS

- Two established, turnkey, highly profitable businesses
- Successful liquor store (1 of only 3 in town)
- Well-maintained 22-room lodge
- No new liquor licenses available in Carroll County
- Strong operating history with diversified revenue streams

OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Rooms:	22
Lot Size:	2.8 Acres
Building Size:	15,184 SF

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
Total Households	2,628	4,001	6,561
Total Population	5,158	8,075	13,832
Average HH Income	\$74,879	\$75,538	\$80,215

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.

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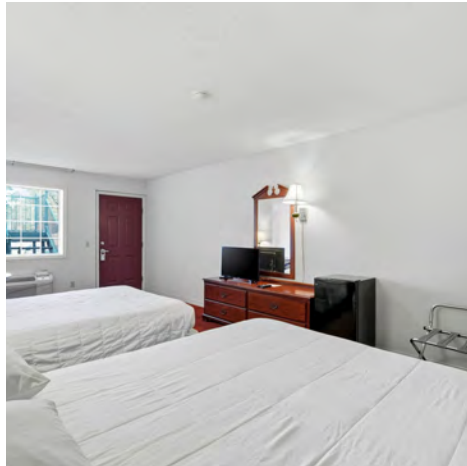
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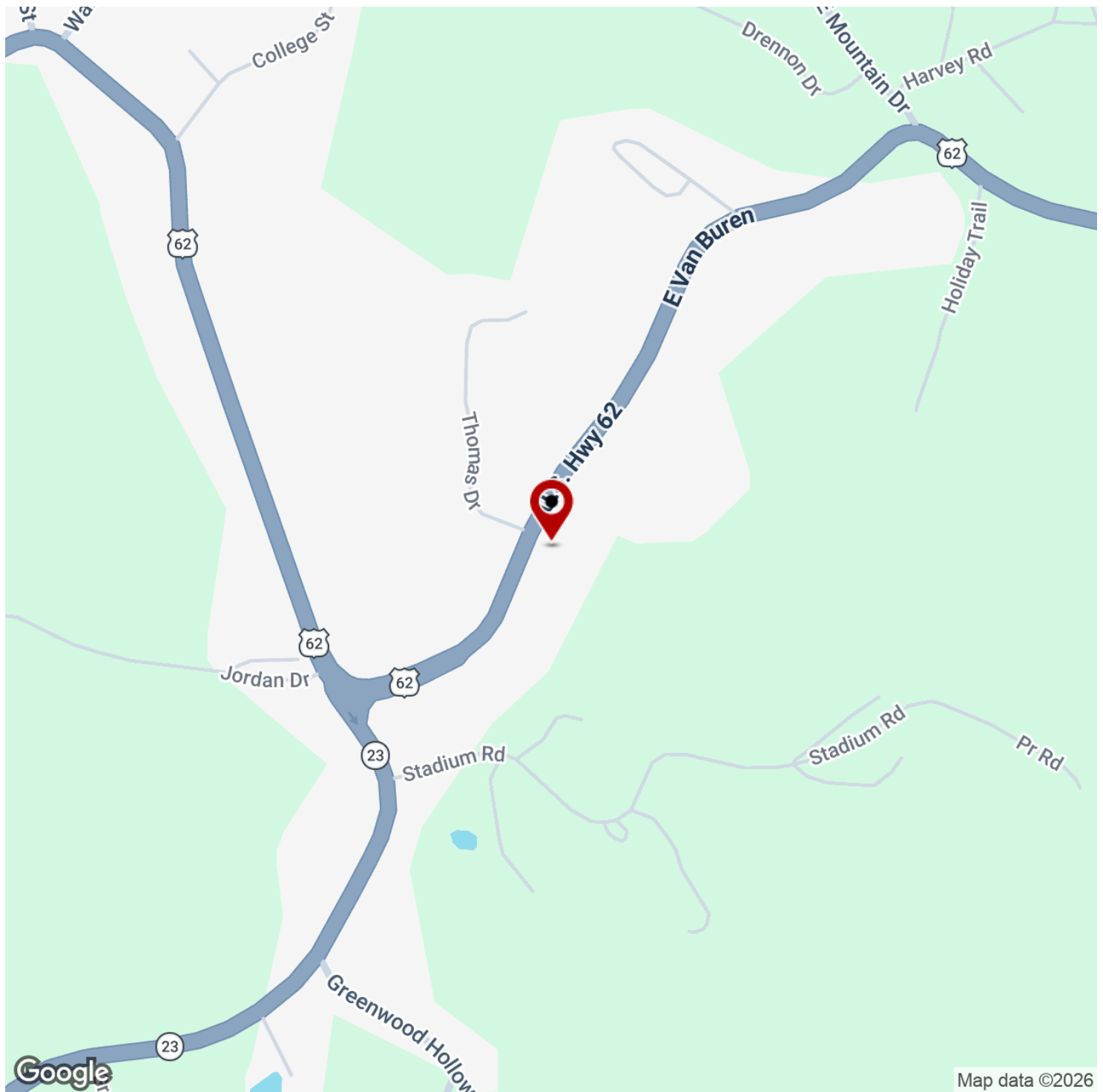
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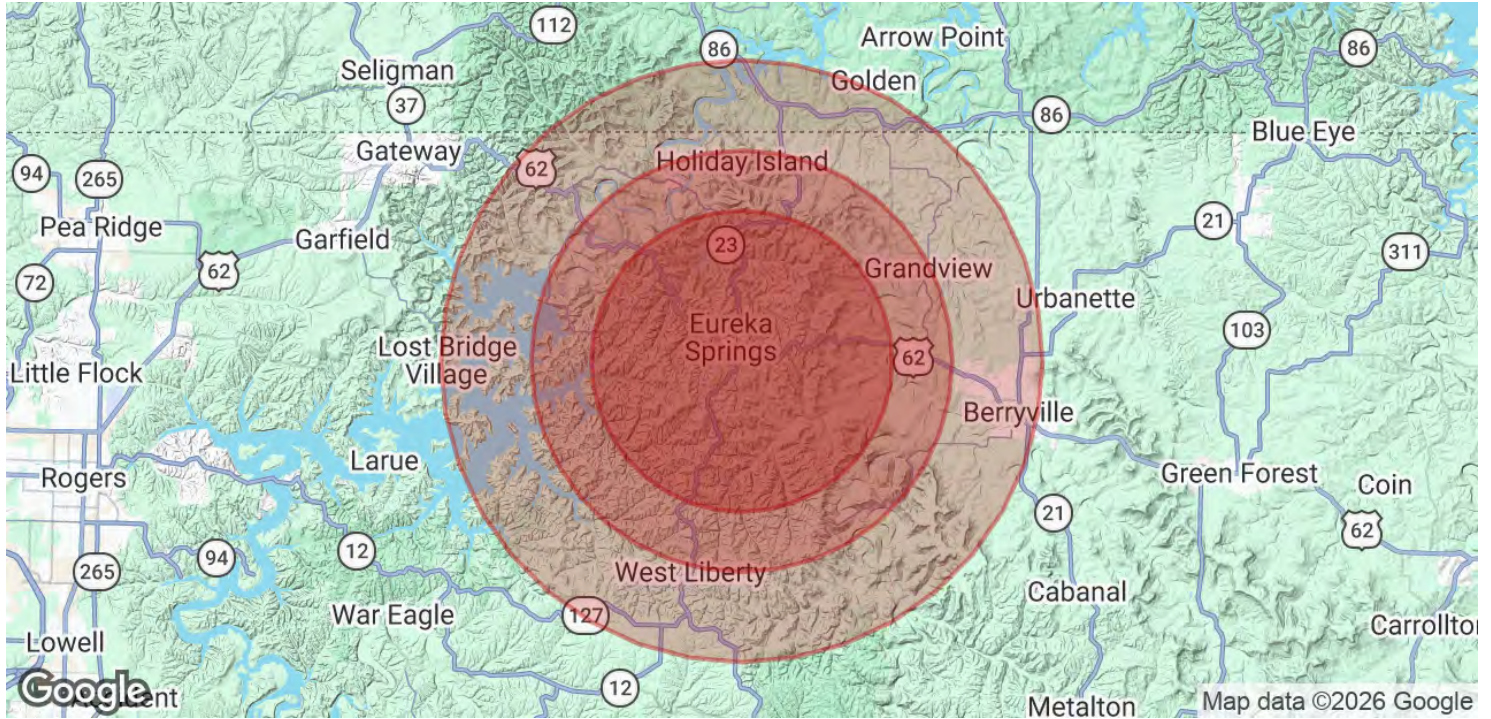
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POPULATION	5 MILES	7 MILES	10 MILES
Total Population	5,158	8,075	13,832
Average Age	53	52	51
Average Age (Male)	52	52	51
Average Age (Female)	53	53	51

HOUSEHOLDS & INCOME	5 MILES	7 MILES	10 MILES
Total Households	2,628	4,001	6,561
# of Persons per HH	2	2	2.1
Average HH Income	\$74,879	\$75,538	\$80,215
Average House Value	\$287,369	\$279,031	\$283,613

Demographics data derived from AlphaMap

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