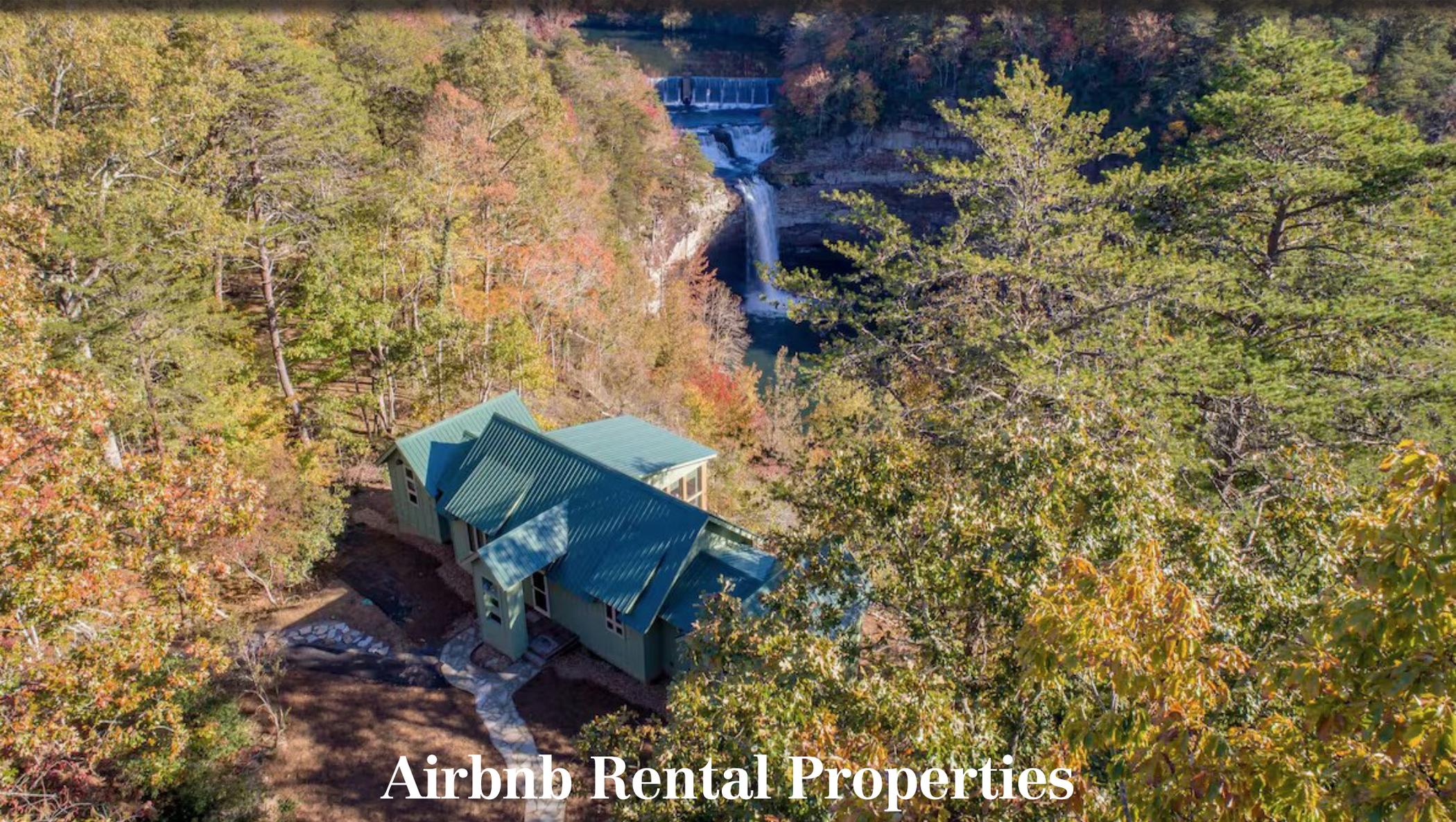


FOR SALE | INVESTMENT

142 County Road 650
Mentone, AL (DeKalb Co.)



Airbnb Rental Properties

520 Lookout Street, Chattanooga, TN 37403

o: 423 267 6549
www.naicharter.com



Mary-Martha McDaniel

o: 423 308 3773
e: marymartha@charterre.com

NAICharter

Summary

Tucked away in the scenic Lookout Mountain town of Mentone, this unique property at 142 County Road 650 offers a rare opportunity to own two private retreats in one of North Alabama’s most desirable destinations. Situated on approximately ½ acre, the property features two small, efficient residence surrounded by a peaceful, wooded setting—ideal for a weekend getaway, investment property, or future expansion.

With limited inventory in the area and strong demand for mountain properties, this offering presents an excellent opportunity for buyers seeking privacy, lifestyle appeal, and long-term upside. Whether you’re looking for a low-maintenance retreat or a value-add investment, this Mentone property delivers exceptional potential in a highly sought-after market.

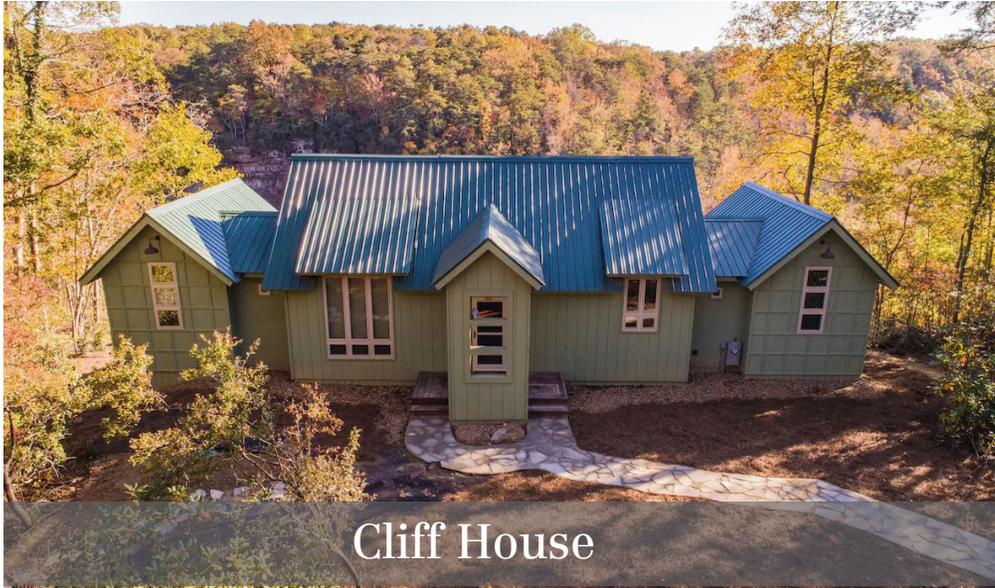
Investment Highlights

- **High-Demand Market:** Mentone is a proven short-term rental market driven by tourism, outdoor recreation, and limited housing supply.
- **Low Entry Point:** Smaller footprint allows for lower acquisition, maintenance, and operating costs compared to traditional mountain homes.
- **Flexible Use:** Ideal for Airbnb/VRBO, weekend getaway, long-term hold, or creative expansion (subject to zoning and approvals).



Offering Summary

Sale Price:	\$1,759,000
Sale Type:	Investment
Cottage House:	1,100 SF
Cliff House:	1,300 SF



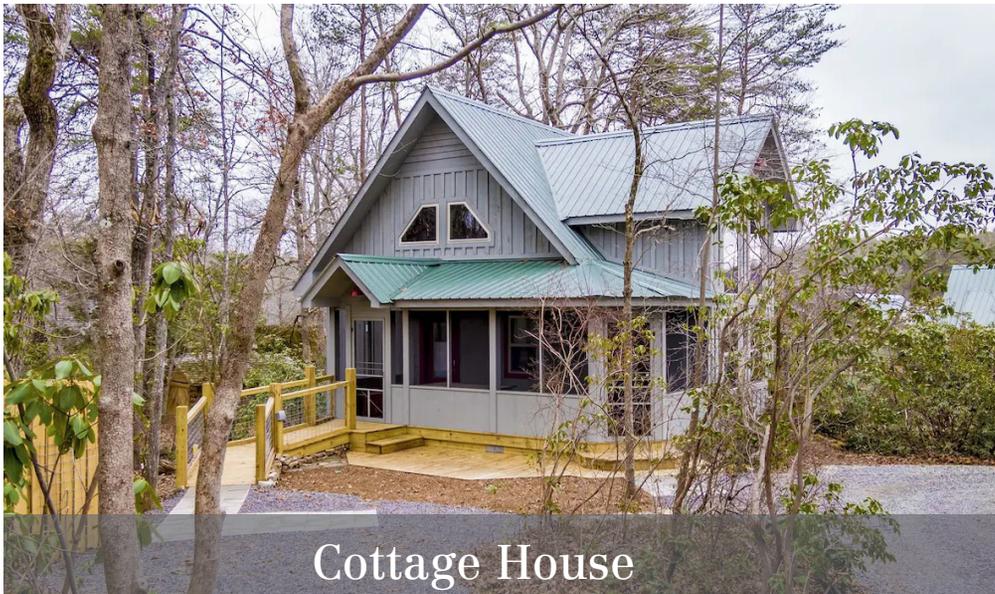
Cliff House

Cliff House

At **Cliff House** enjoy a three season screened porch facing Desoto Falls and a breathtaking view into the canyon basin and the Little River 120 feet below.

Cliff House has two bedrooms with queen size beds both with views of the Falls with private baths. Both bedrooms are on the same floor with rest of the house. A half bath is available for your guests. The house includes a fully equipped gourmet kitchen with dishwasher, microwave, refrigerator/ice maker, dining area accommodating six, gas fireplace, washer and dryer, and the screened porch with balcony/deck and gas grill overlooking the Falls.

Parking for two vehicles is on site, and overflow parking for daytime guests accommodated at street side.



Cottage House

Cottage House

Canyon Falls Cottage is on a canyon estate with overlooks of Desoto Falls. The cottage is NOT on the rim of the basin below the falls, but the falls are visible from the second floor bedroom. The canyon estate is three miles from the Lookout Mountain village of Mentone Alabama.

This cottage is **HANDICAP ACCESSIBLE** with one handicap parking and one traditional parking space, a ramp to the screened porch, wheelchair accessible kitchen, and bathroom with handicap transfer shower, toilet and lavatory.

There are two bedrooms on separate floors with private baths. Amenities include a fully equipped kitchen with dishwasher, washer and dryer, cathedral ceiling great room with gas vented log stove, large screen TV, WiFi.

FOR SALE

Cliff House | 1,300 SF | 2bd & 2.5ba



1,300± SF

FOR SALE

Cliff House | 1,300 SF | 2bd & 2ba



FOR SALE

Cottage House | 1,100 SF | 2bd & 2ba



FOR SALE

Cottage House | 1,100 SF | 2bd & 2ba



FOR SALE

Desotos Falls | Mentone, AL

Mentone, Alabama, is a quaint mountain village on Lookout Mountain known for its natural beauty, outdoor recreation (hiking, waterfalls at DeSoto State Park), and small-town charm, featuring unique spots like the Sallie Howard Memorial Chapel built into a boulder and local shops, attracting visitors seeking relaxation and Appalachian scenery.

Key Characteristics:

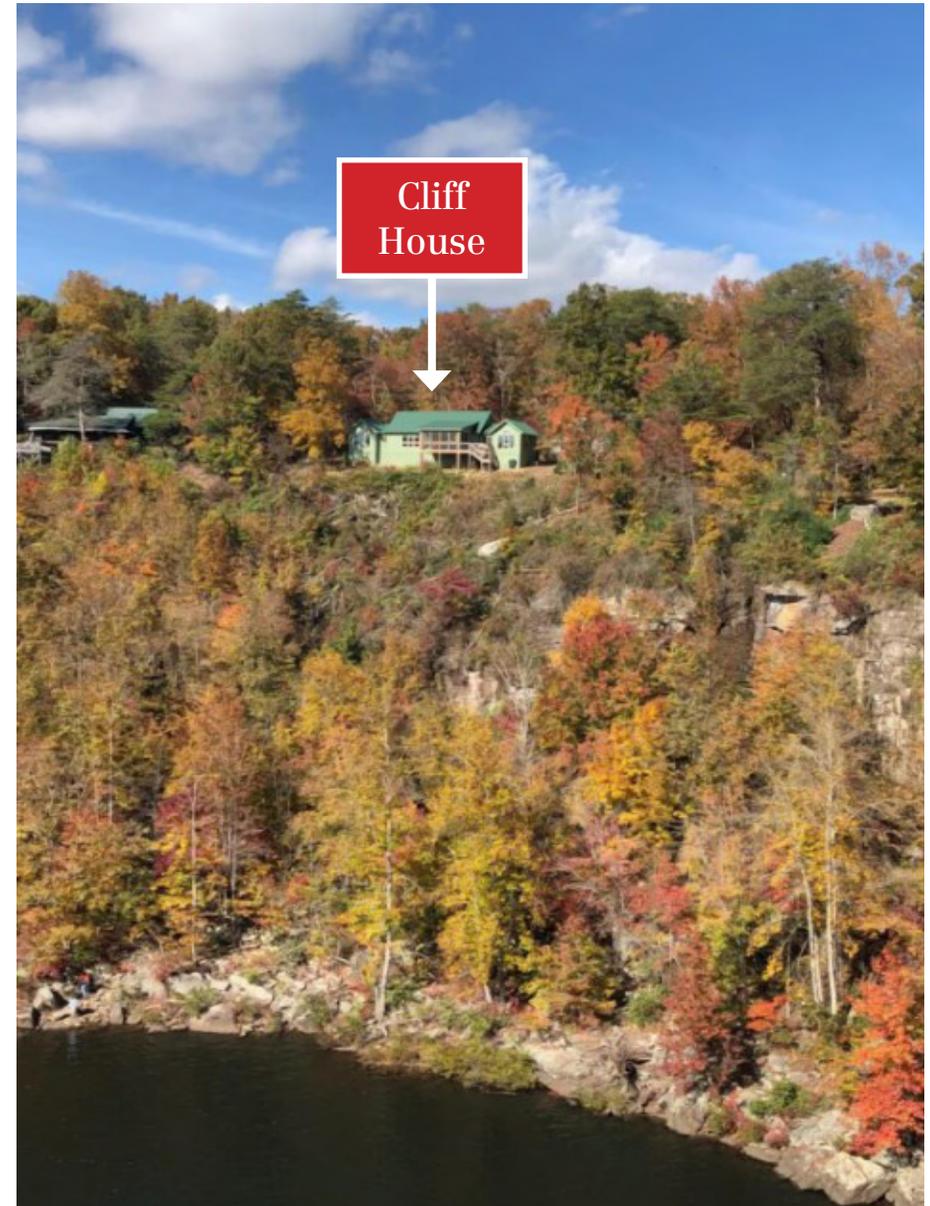
- Location: Perched atop Lookout Mountain in Northeast Alabama, offering cooler temperatures and scenic vistas.
- Atmosphere: A peaceful, welcoming community with a focus on nature and art.
- History: Founded in the late 1880s, it was once a resort town due to its mineral springs.

Things to Do:

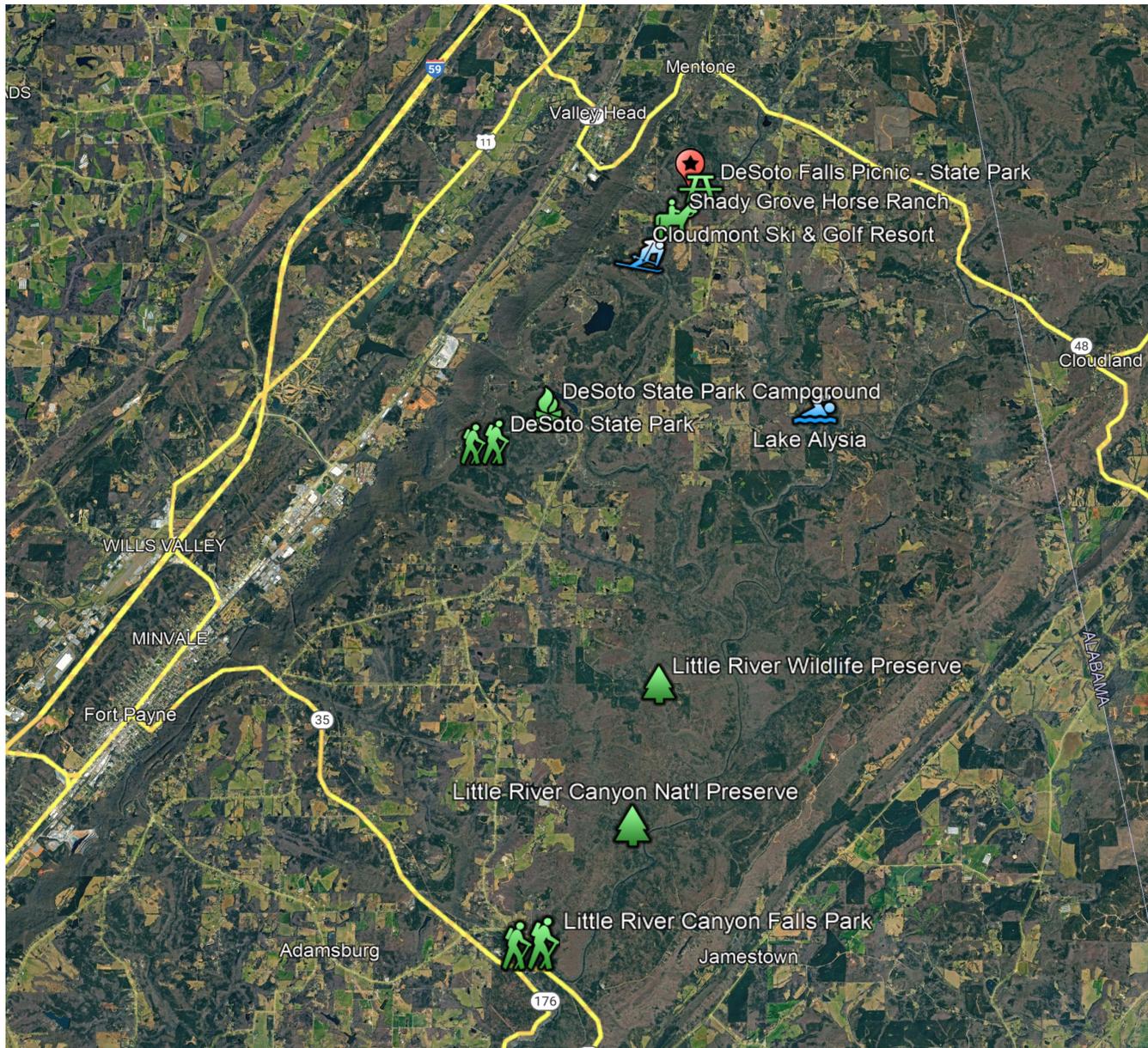
- Nature: Explore DeSoto State Park, hike to waterfalls, enjoy rock climbing, or go horseback riding.
- Culture: Visit the Mentone Arts and Cultural Center or the CCC Museum.
- Shopping: Browse local shops like Mentone Market for crafts and gifts.
- Seasonal: Check out the Mentone Fall Festival or Cloudmont Ski Resort in winter.

Getting There:

- Airport: Chattanooga Metropolitan Airport (CHA) (about 50 miles away).
- Driving: Accessible via I-59 to Highway 117.



Learn more about Mentone [click here](#).



TOURISM

- Desotos State Park
- Little River Canyon
- Little River Wildlife
- Cloudmont Ski Resort
- Shady Grove Horse Ranch
- Marthas Falls
- Camps - 17 in the area

TOWNS

- Mentone, AL
- Fort Payne, AL

RESTAURANTS

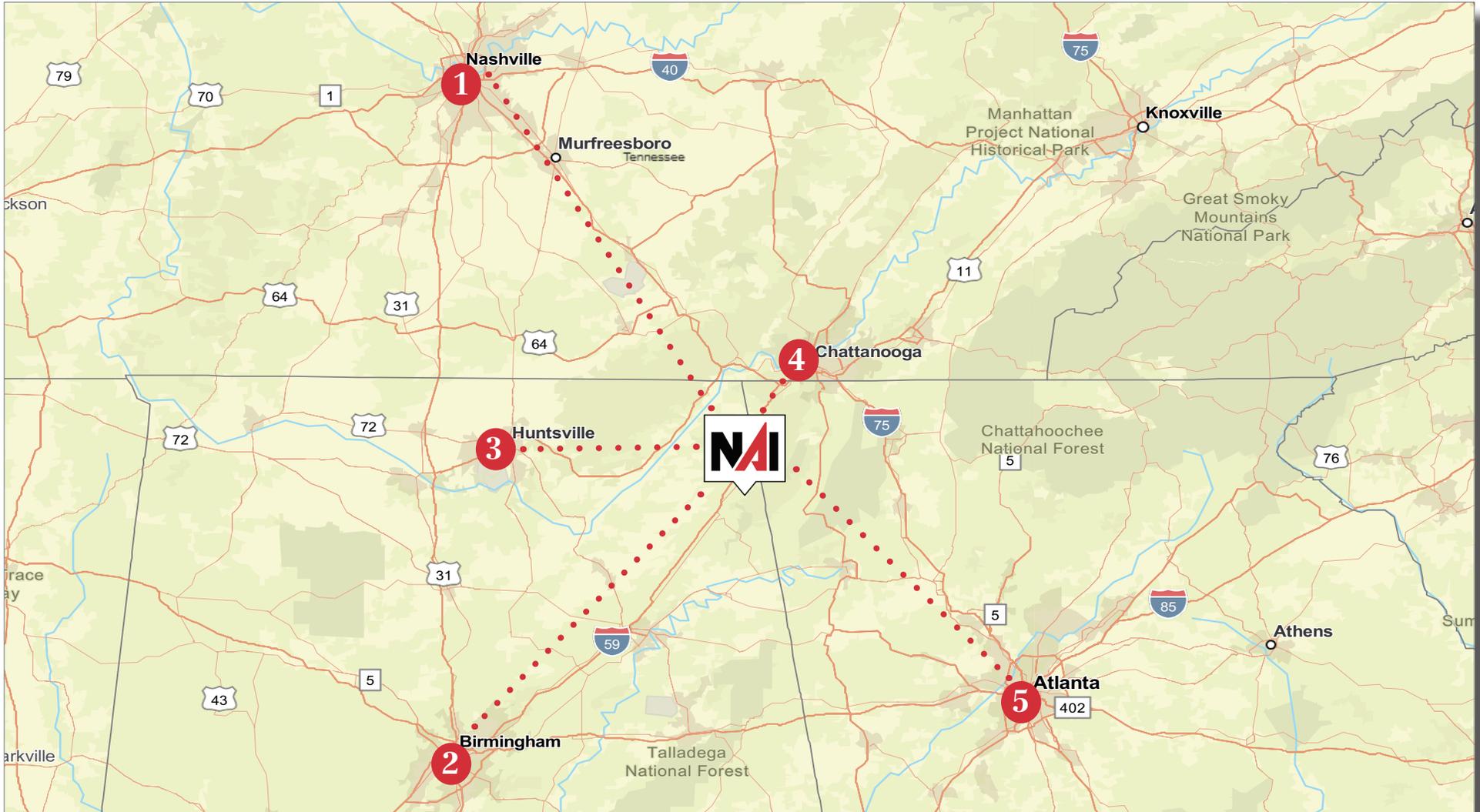
- Southern Harvest
- Wildflower Cafe
- Santa Fe Cattle Company
- The Hatter Cafe
- Vintage 1889
- Cattle Stampede Steakhouse
- Elevation Bistro
- Little River Burgers & Brews
- Big Time Cafe
- Rim of the Canyon Cafe & Grocery
- The Copper Penny
- Mud Creek Fishing Camp

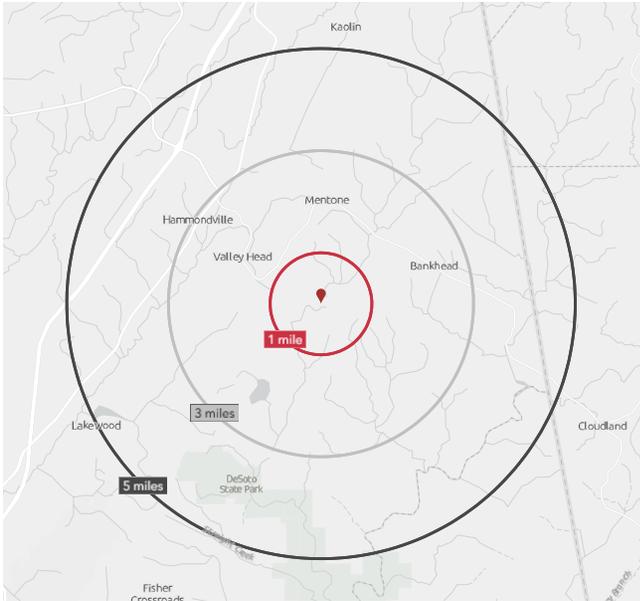
The houses are a three minutes walk to Desoto Falls overlook and Lake Desoto in Desoto State Park both visible from the cabin. Swimming and canoe launch are available at the park.

The property is three miles from the historic town center of Mentone Alabama where restaurants, shopping, banking and service stations are located. Desoto State Park (Lodge and Restaurant) is a four mile drive.

Miles to Major Cities

- 1 Nashville 158 miles
- 2 Birmingham 110 miles
- 3 Huntsville 73 miles
- 4 Chattanooga 48 miles
- 5 Atlanta 110 miles





KEY FACTS - 15 MILES

55,434
Population

41.7
Median Age



\$49,440
Median Household
Income



\$24,972
Per Capita Income



\$136,987
Median Net Worth

	5 mile	10 mile	15 mile
Population			
2025 Population	3,960	20,490	55,434
2030 Population	3,914	20,460	55,443
Median Age	47.8	41.9	41.7
Household			
2025 Households	1,652	8,067	22,058
Average Household Income	\$66,344	\$62,157	\$62,987
Business			
Total Businesses	97	485	1,701
Total Employees	1,080	7,058	20,264



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OFFICES

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5,800+
PROFESSIONALS

WHY NAI

NAICharter

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Mary-Martha McDaniel, Senior Advisor

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Broker of Record

Randy Thomas, EVP

NAI Chase Commercial
Alabama Licenses #00053820