

## The Gables Inn Bed & Breakfast

### 318 Quapaw Avenue, Hot Springs, AR

#### **Features**

- 3,909 SF Victorian-style bed and breakfast with wrap-around porch
- Lot size: +/- 0.22 acres with wrought iron fencing and privacy fence
- Sale price: \$850,000
- Purchase includes business, all furniture, fixtures, décor and collectibles
- Great corner location in the Quapaw/Prospect Historic District
- Main floor includes a parlor, study, formal dining and kitchen
- Four guest rental suites each with tv, microwave and mini fridge
- · Spacious owner's quarters in finished attic with private entry
- · Finished basement includes lounge area, exercise room, media room and laundry
- Beautifully landscaped courtyard with deck and gazebo
- 160 SF detached storage building
- · Two-car detached garage plus additional paved parking area

### Financials and inventory available to qualified buyers

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diligence and verification.

Contact us:

**Brian Gehrki** 

+1 501 258 5500 brian.gehrki@colliers.com

835 Central Ave, Ste. 200 Hot Springs, AR 71901 P: +1 501 623 2200

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# Property Photos





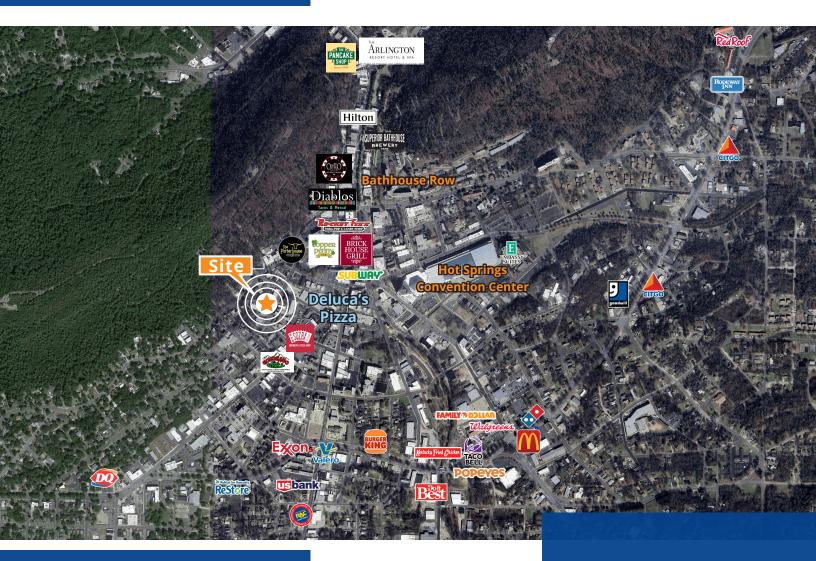








# Neighborhood Map



## 2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	6,074	25,840	46,495
Estimated Households	2,929	11,631	21,058
Estimated Avg. Household Income	\$43,546	\$56,337	\$69,286

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Colliers | Arkansas 835 Central Ave, Ste. 200 Hot Springs, AR 71901 P: +1 501 623 2200 colliers.com/arkansas