

CHARMING 29 ROOM INN FOR SALE

THE APPLE BLOSSOM INN

3043 E Van Buren, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Welcome to the Apple Blossom Inn, a charming property nestled in the heart of the Ozarks, offering stunning mountain views and an ideal location just 2.2 miles from Downtown Eureka Springs. This well maintained inn features 29 guest rooms spread across four floors, including 14 double queen rooms (two of which are connecting), 2 single queen rooms with jacuzzis, 8 king rooms, 4 king rooms with jacuzzis, and 1 king handicap-accessible room. Guests will appreciate the scenic views from the back balcony, as well as convenient amenities like free parking and direct access to the Yellow Trolley Stop #50, located right out front. The property also includes a one-bedroom Manager's Quarters with a full kitchen, perfect for employee housing or as an additional rental income opportunity. Sitting on +/- 2 acres with potential for expansion, The Apple Blossom Inn is easily accessible from Hwy 62, making it an excellent investment opportunity in the thriving tourism hub of Eureka Springs!

PROPERTY HIGHLIGHTS

- Charming Inn located in the Heart of the Ozarks
- 29 Well-Maintained Guest Rooms across Four Floors
- Scenic Back Balcony for Guest Enjoyment
- Direct Access to Yellow Trolley Stop #50
- Prime Investment Opportunity in a Thriving Tourism Destination

OFFERING SUMMARY

Sale Price:	\$849,000
Number of Rooms:	29
Lot Size:	2 Acres
Building Size:	11,124 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,730	2,654	8,713
Total Population	3,358	5,239	19,619
Average HH Income	\$74,885	\$74,695	\$83,225

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SALMONSEN GROUP

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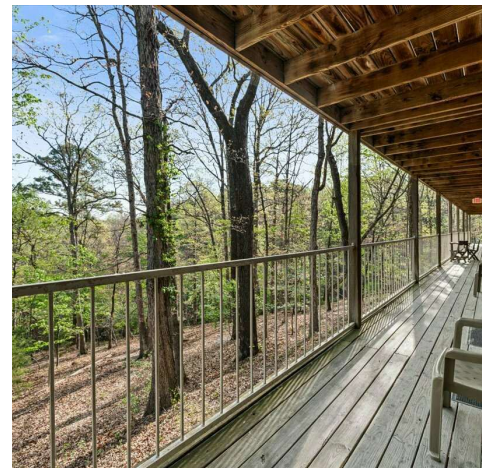
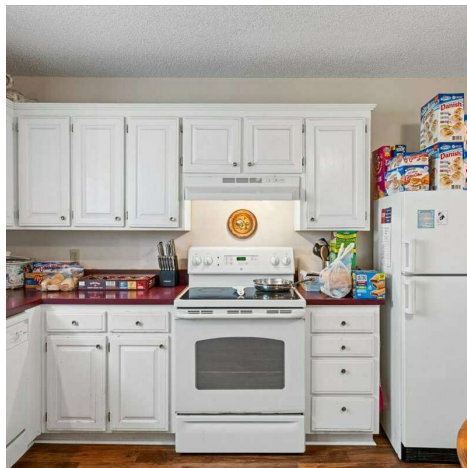
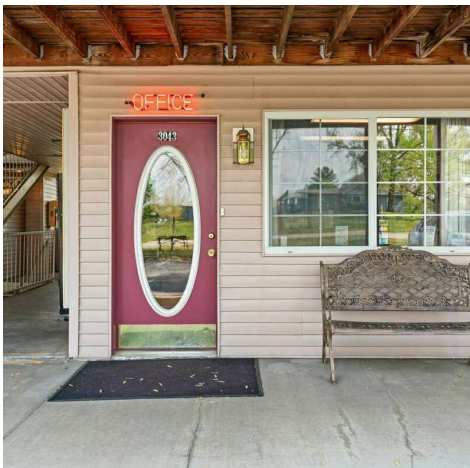
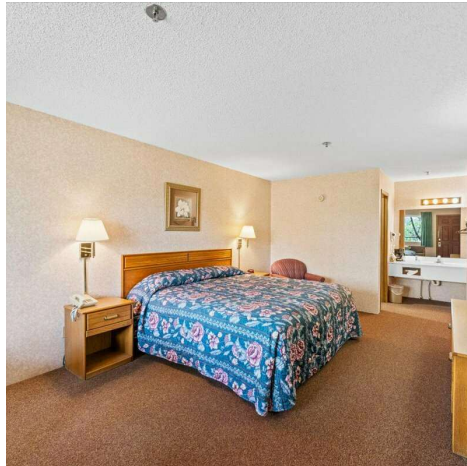
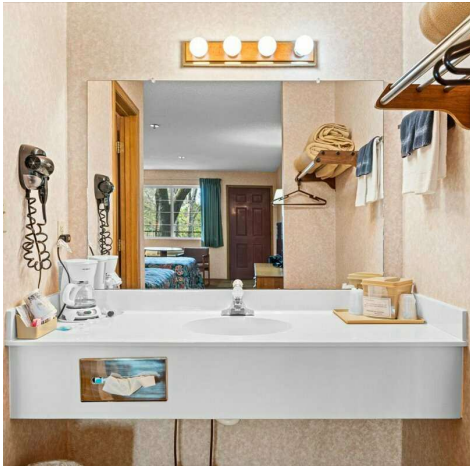
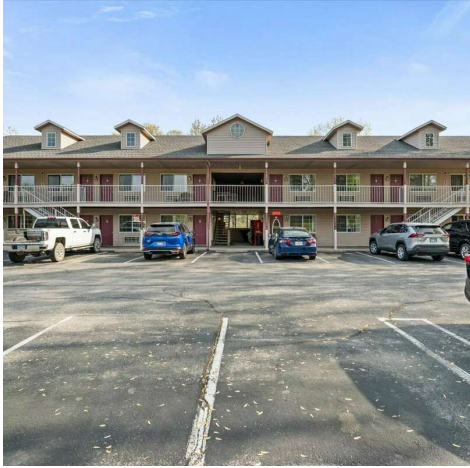
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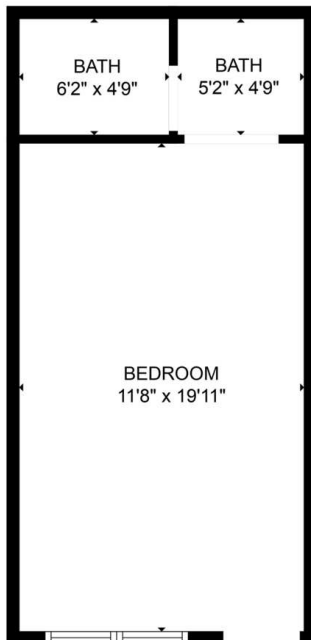
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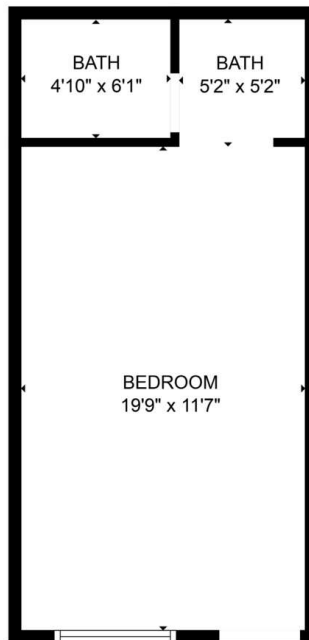
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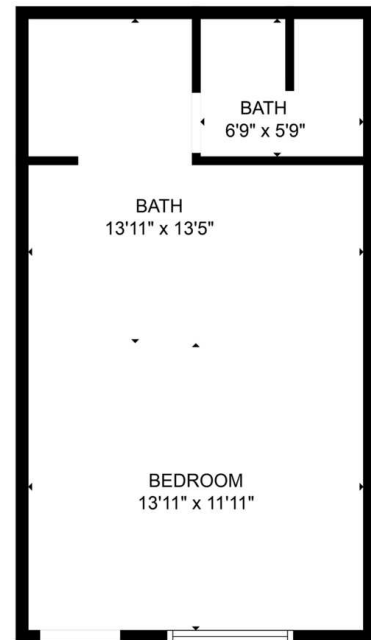
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303 - DOUBLE BEDS



305 - QUEEN



306 - QUEEN JACUZZI

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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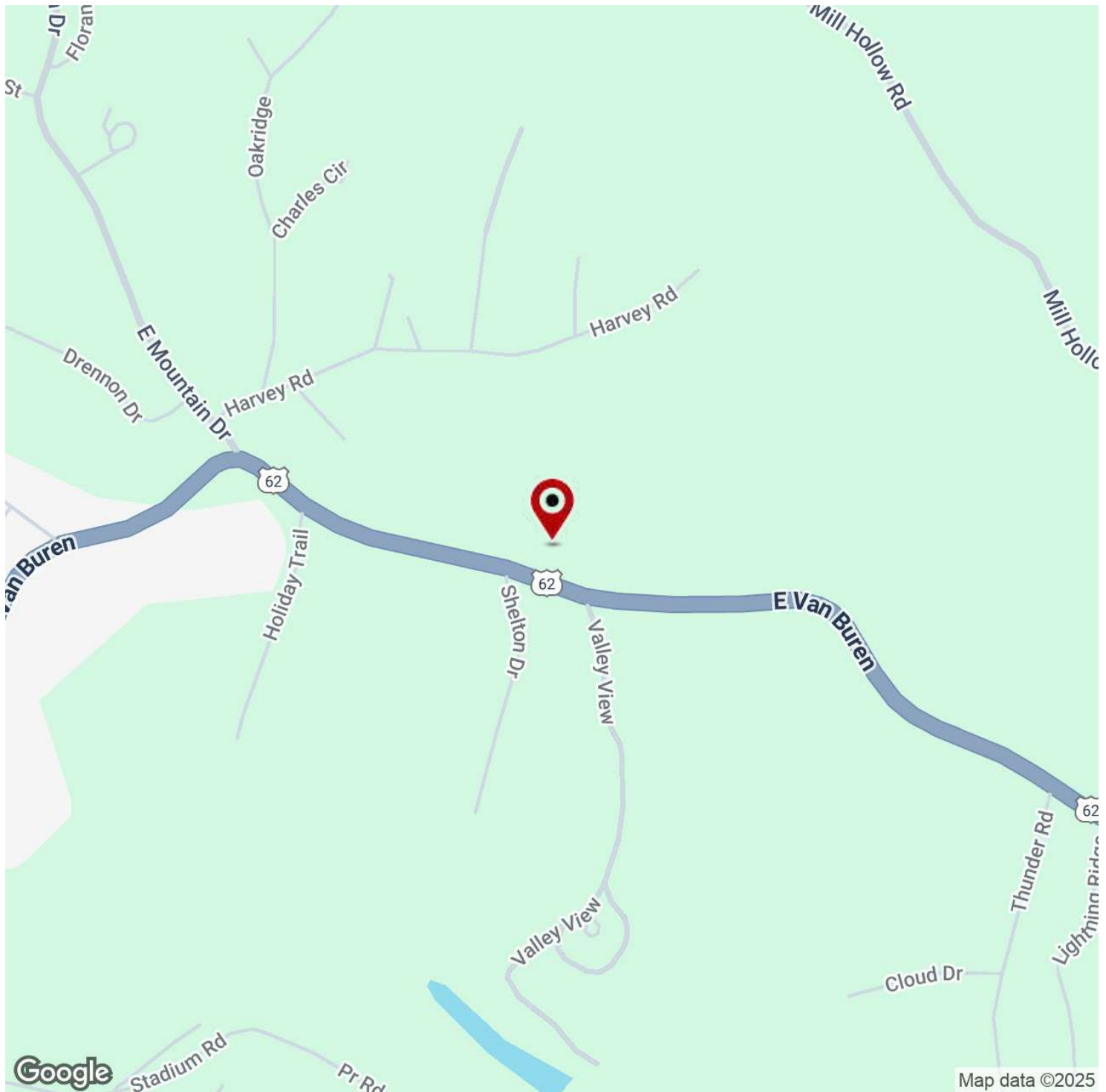
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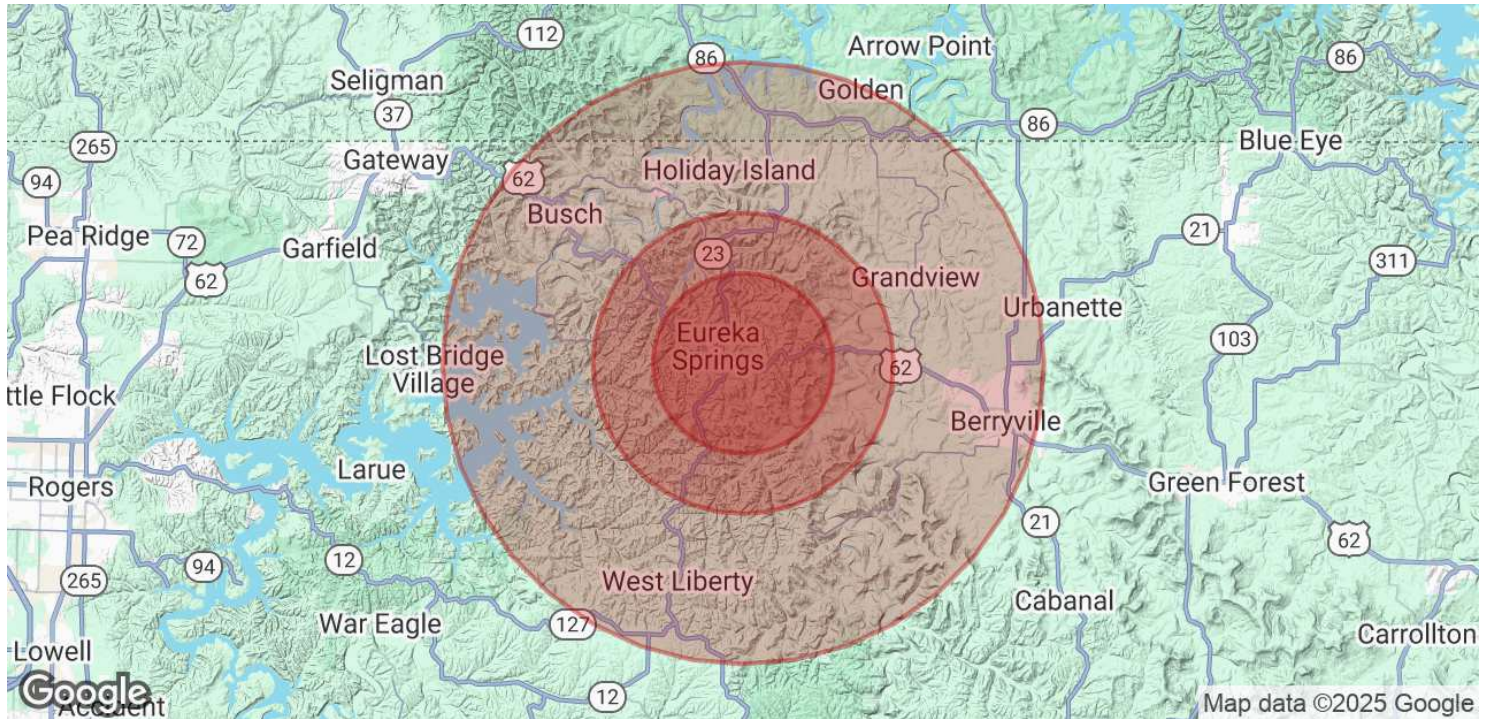
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,358	5,239	19,619
Average Age	52	52	47
Average Age (Male)	51	52	47
Average Age (Female)	52	53	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,730	2,654	8,713
# of Persons per HH	1.9	2	2.3
Average HH Income	\$74,885	\$74,695	\$83,225
Average House Value	\$290,473	\$281,507	\$258,807

Demographics data derived from AlphaMap

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