



# TRAVELER'S INN

2044 E Van Buren, Eureka Springs, AR 72632



## PROPERTY DESCRIPTION

Charming 56-room motel nestled in the heart of Eureka Springs, AR, offers a prime investment opportunity on +/- 9.7 acres of peaceful, wooded land. The current owner has invested over \$225K in improvements, including new flooring in most areas/rooms, repainted 44 rooms, new bedding and towels, new washer/dryer in both laundry rooms, a new water heater, and new pool plaster. Each room features plush beds, private bathrooms, and flat-screen TVs, with pet-friendly options available. Room choices include standard king, single queen, double queen, and spacious queen suites, across 4 two-story buildings. In warmer months, guests can enjoy an outdoor pool, sundeck, and a large park area with picnic tables, BBQ grills, and a cozy fireplace with year-round seating. A 3-bed, 2-bath Airbnb near the front, featuring \$14K in renovations, provides additional income or employee housing. Conveniently located 6 minutes from Downtown and along the Trolley's Blue Route (Stop #17), guests have easy access to local shops and dining.

## PROPERTY HIGHLIGHTS

- 56 Hotel Rooms spread across 4 Buildings
- 3bed/2bath Airbnb building on the property
- Prime Location in Eureka Springs
- 6 Minutes to Downtown Eureka Springs
- Sits on +/- 9.7 Acres

## OFFERING SUMMARY

Sale Price:	\$1,499,900
Number of Rooms:	56
Lot Size:	9.67 Acres
Building Size:	20,380 SF

## DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	158	524
Total Population	99	322	1,057
Average HH Income	\$77,009	\$77,009	\$76,747

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.

## TIMOTHY SALMONSEN

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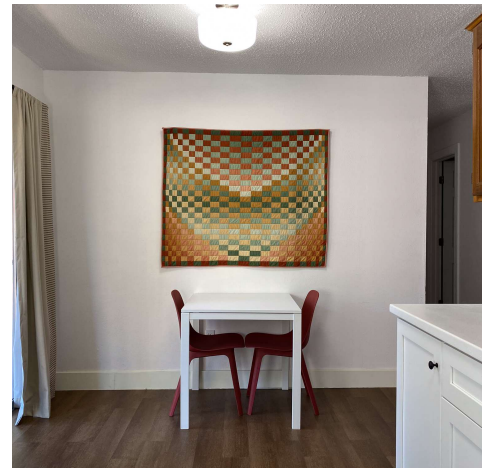
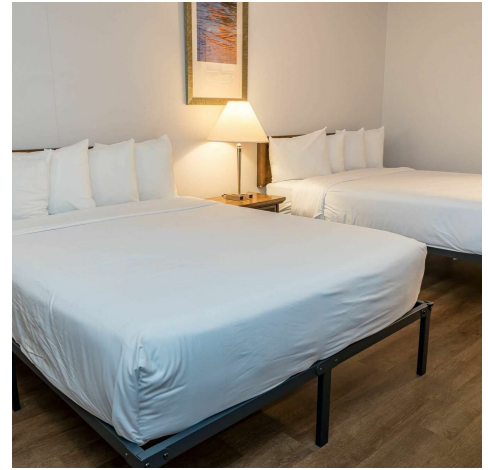
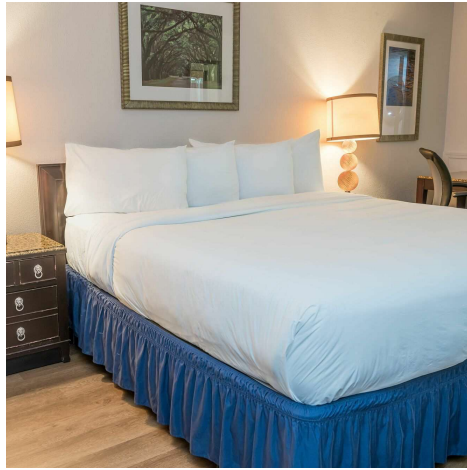
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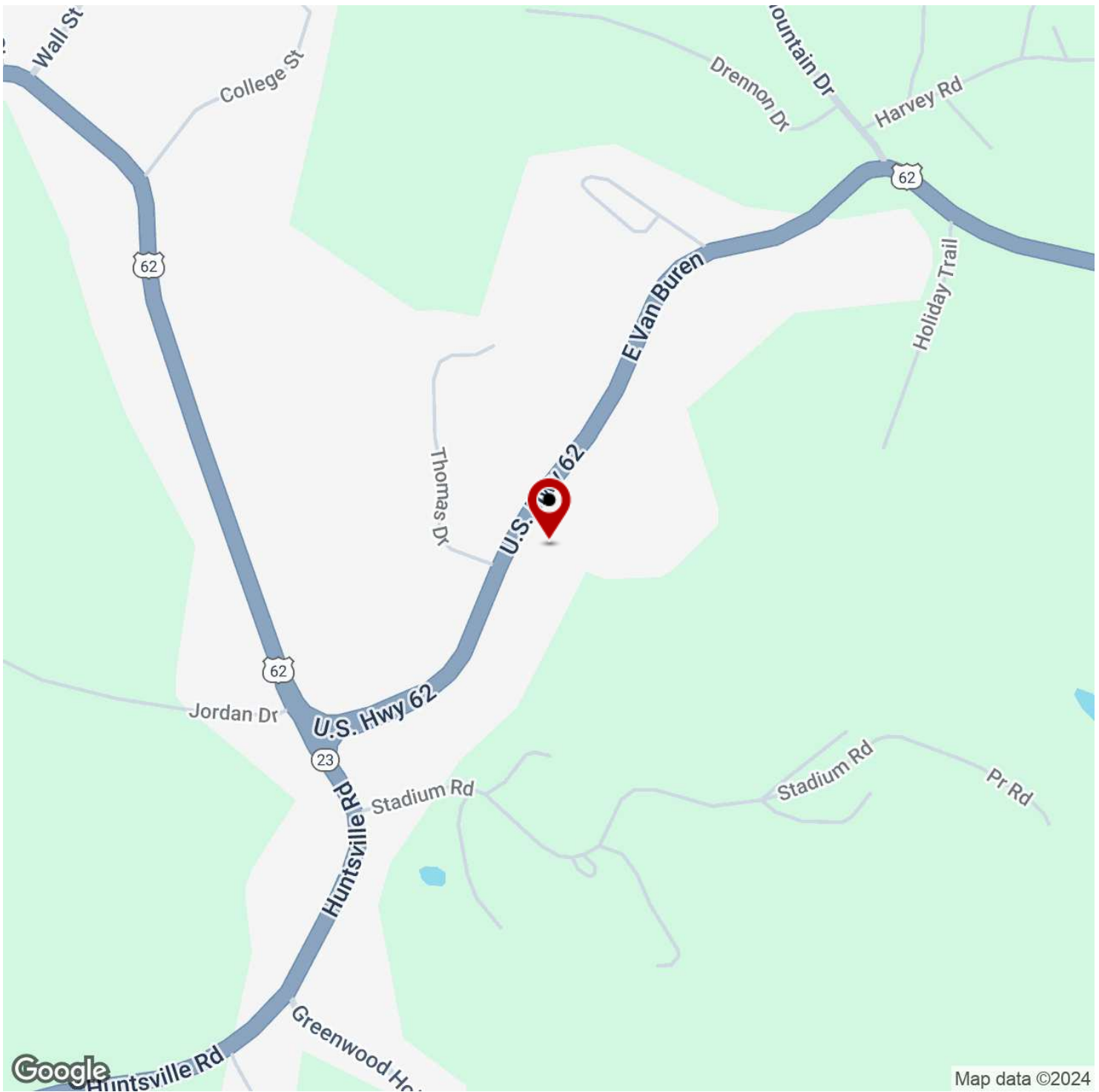
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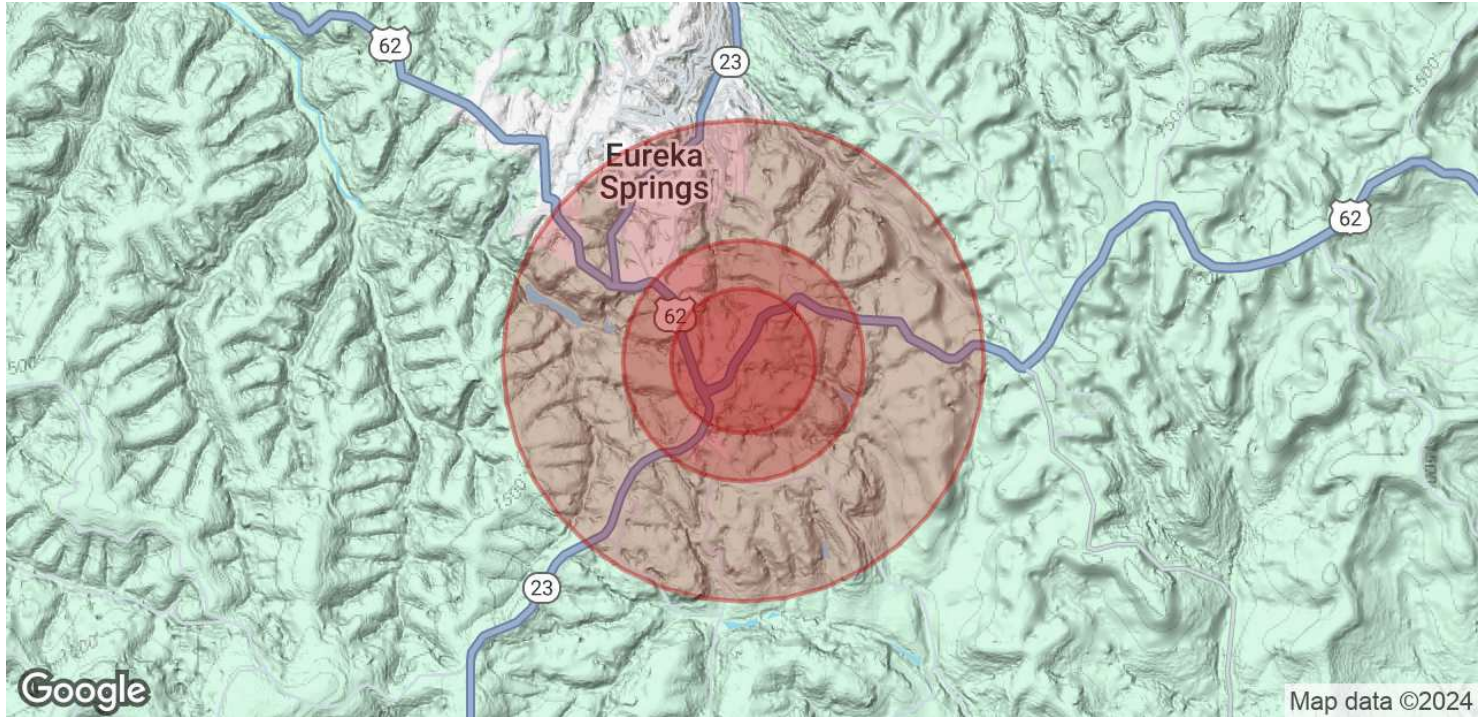
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	99	322	1,057
Average Age	52	52	52
Average Age (Male)	50	50	50
Average Age (Female)	53	53	53

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	158	524
# of Persons per HH	2	2	2
Average HH Income	\$77,009	\$77,009	\$76,747
Average House Value	\$252,711	\$252,711	\$257,706

Demographics data derived from AlphaMap

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