

# 183 E Van Buren

Eureka Springs, Ar 72632

## Description

This motel boasts 36 rooms, all in good condition. One room is dedicated to storage, while two rooms serve as the manager's apartment, complete with a kitchenette. The motel business is versatile and can continue to operate as is or be converted into efficiency apartments. The property features an on-site swimming pool and is located in a prime spot on Hwy 62, providing high visibility to approximately 9,700 vehicles daily. The motel's room offerings include 13 King beds with Jacuzzi tubs, 9 King beds, 2

Single Queen rooms, and 10 Double Queen rooms. The business is situated in a tourist town, eliminating the need for night shifts. Additionally, the business can be closed during December and

January due to the slower season. Over the last three years, the business has consistently generated sustainable income with a cap rate of 10.5%. The historic downtown is just 1.5 miles away— within walking distance from nearby restaurants, grocery stores, banks, and gas stations.

## Property Details

Lot Size	1.94 Acres
Listed By	Bennett Commercial Real Estate