

## 426 W Van Buren

Eureka Springs, Ar 72632



**List Price:** \$394,900  
**MLS#:** 1268110  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 2,210  
**Price / Square Foot:** \$178.69  
**Type:** CommercialSale  
**Built:** 1976  
**County:** Carroll  
**School:**

### Description

Great business location! High traffic count. Zoned commercial. Can be used for offices, wedding events, restaurant, birthday parties and commercial events. Plenty of parking! This 2200 SF. building had a Complete remodel in 2015-17 with new insulation, roofing, septic, etc. Handicap accessible ADA approved ramp and bathrooms, 2 half baths and 1 Full bath w/ Shower. Former restaurant and nano-brewery. Currently used as a residence. Profitable seasonal store in the side yard. With 5+ acres including multiple flat building sites, cleared spaces and a quarter of a mile of trails. 600 ft of Hwy 62 frontage, and Multi-Use Zoning (C-2-C zoned) is a fantastic blend for the live and work on property minded people. 500 sq. ft deck in the back looks out over the sprawling lawn and small valley view. Back of the property is wired with its own power box for the development of rental buildings or let your imagination run wild! Loft has been used as storage/office. Trolley stop 105 is just steps from

### Property Details

Lot Size	5.36 Acres
Air Condition	Ductless, Electric
Appliances	Electric Water Heater
Exterior	Frame
Listed By	Dan Hein Homes Realty