

4806 AR 74 HWY W

Jasper, Ar 72641



List Price: \$1,300,000
MLS#: 1312587
Beds: 0
Garage: 0
Square Feet: 4,800
Price / Square Foot: \$270.83
Type: CommercialSale
Built: 2017
County: Newton
School:

Description

Buffalo River Canoes is an Authorized Concessioner of the National Park Service on the Buffalo National River, holding 132 canoeing permits with a 10 Yr Contract. Strategically situated at the junction of Hwy 74 & Kyles Landing Rd (5 mi from Jasper) near Kyles Landing Access Point/Campground (2.6 mi) & Triple Falls Waterfall. High traffic count location. Located on 2 ac. The main bldg features 1600SF retail space, 800SF offices/restrooms, 2400SF unfinished basement (with 400SF finished living quarters) & 1200 SF of decks/porch. Property includes Bathroom/Coin operated shower house (24 hr access), 1800SF Maint Shop and Koolaire 300 lb ice maker. Business property includes 65 Canoes (Old Town, Wenonah, Mad River), 63 Kayaks (Jackson, Rivas, Regal, Rivi T), 10 Rafts (Aire, Star), 250 Lifejackets, 200 Paddles, 3 Raft Trailers, 8 Canoe Trailers, 4 Kayak Trailers, 2016 ¾ ton Chevrolet Truck, 2012 ¾ ton Chevrolet Suburban, 2020 Ford Transit 15 passenger Van, and life sized cast aluminum El

Property Details

Lot Size	2.00 Acres
Listed By	United Country Property Connections