

## 204 Lake Front Drive

Russellville, Ar 72802



**List Price:** \$2,200,000  
**MLS#:** 1328055  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 21,756  
**Price / Square Foot:** \$101.12  
**Type:** CommercialSale  
**Built:** 1995  
**County:** Pope  
**School:**

### Description

Excellent investment opportunity! This well-maintained 52 room motel is ideally situated just off the interstate, offering exceptional visibility and convenient access for travelers. The property features a spacious on-site manager's apartment, allowing for efficient, hands-on operation. An additional adjoining lot is included, perfect for future development such as a fast-food chain, convenience store, or other highway commercial venture. With steady traffic flow, ample parking, and strong area demographics, this property provides significant upside potential for both hospitality and retail investors.

### Property Details

Lot Size	1.25 Acres
Listed By	Arkansas Real Estate Collective