

# 3173 Van Buren

Eureka Springs, Ar 72632



**List Price:** \$650,000  
**MLS#:** 1337546  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 6,442  
**Price / Square Foot:** \$100.90  
**Type:** CommercialSale  
**Built:** 1980  
**County:** Carroll  
**School:**

## Description

Searching for a turnkey business in Eureka Springs? The iconic Turtle Back Ridge Family Fun Park is ready for the next generation entrepreneur. Located directly on Hwy 62, ARDOT reports an average daily traffic count of 8,000 +/- vehicles. Situated on almost 9 acres, there are activities for all ages! 36 holes of Mini Golf w/ newer greens, Batting Cages, Go Carts, Arcade Room, and old fashion water sluice for Gem Mining. Hungry? Grab a treat at the Snack Bar. The upper level of the main building is the hub of operations. It is an approx 48x48' open space that could be transformed into a restaurant, pub, retail space, music venue... It has a new metal roof & one of two AC units was just replaced. The full walkout basement is utilized as workshop, offices, storage, & employee restroom. The lower part of the property, has additional parking & a 40x25' metal building w/ roll up door. Bring your ideas & dare to dream, the potential is unlimited! Shown by appointment only. \*Pictures taken during winter, in off season.

## Property Details

Lot Size	8.68 Acres
Listed By	Main St. Real Estate