

# 52A & 52B Spring Street

Eureka Springs, Ar 72632



**List Price:** \$1,895,000  
**MLS#:** 1353845  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 3,958  
**Price / Square Foot:** \$478.78  
**Type:** CommercialSale  
**Built:** 1889  
**County:** Carroll  
**School:**

## Description

Exceptional Mixed-use investment in the heart of downtown Eureka Springs-turnkey & thoughtfully renovated with no expense spared. This eye-catching building offers ground-floor retail plus two distinct income-producing upstairs residences-perfect for owner-occupier, nightly rentals or long-term tenants. Highlights include prime downtown location with great pedestrian exposure. Completely renovated retail space approximately 1350 sq. ft, all new walls, ceilings, windows and flooring and move in ready for retail, gallery, office or showroom. Three deeded parking spaces within walking distance. Flexible income streams: both units ideal for nightly rental platforms or owner can occupy one and lease the other. Recent upgrades throughout ensure minimal immediate maintenance and modern appeal. This versatile property combines exceptional downtown visibility and modern, low maintenance interiors with short-and long-term rental potential.

## Property Details

Lot Size	0.06 Acres
Air Condition	CentralAir
Appliances	ElectricWaterHeater
Listed By	Montgomery Whiteley Realty