

# 171 W Van Buren

Eureka Springs, Ar 72632



**List Price:** \$625,000  
**MLS#:** 1353964  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 1,170  
**Price / Square Foot:** \$534.19  
**Type:** CommercialSale  
**Built:** 1960  
**County:** Carroll  
**School:**

## Description

Rare opportunity for the outdoor enthusiast! This is your chance to own an established, cash flowing business in the heart of Eureka Springs. This listing includes the business and real estate, with an active STR being part of the package. The business has shown strong year over year growth and is ripe for a motivated owner. Business boast excellent reviews and offers kayak/canoe rentals for the river and paddle boards/ tubes for the lake. With exceptional visibility on a high-traffic highway in Eureka Springs, this prime location perfectly capitalizes on the region's thriving outdoor tourism industry. Property has been renovated and is zoned C-2. Listing price includes 2 shuttle vans, 3 canoe trailers, boat inventory, shop merchandise, and STR assets. No visitation without an approved appointment, do not disturb employees.

## Property Details

Lot Size	0.16 Acres
Air Condition	Ductless,Electric
Appliances	ElectricWaterHeater
Driveway	Storage
Exterior	WoodSiding
Listed By	Blue Canopy Realty