

# Sonesta Essential Van Buren

3131 Cloverleaf St, Van Buren AR 72956



OFFERING MEMORANDUM

# Sonesta Essential Van Buren

## CONTENTS

### 01 Executive Summary

Investment Summary

### 02 Property Description

Property Features

Property Images

*Inquire today:*

#### **Silvestre Madrigal**

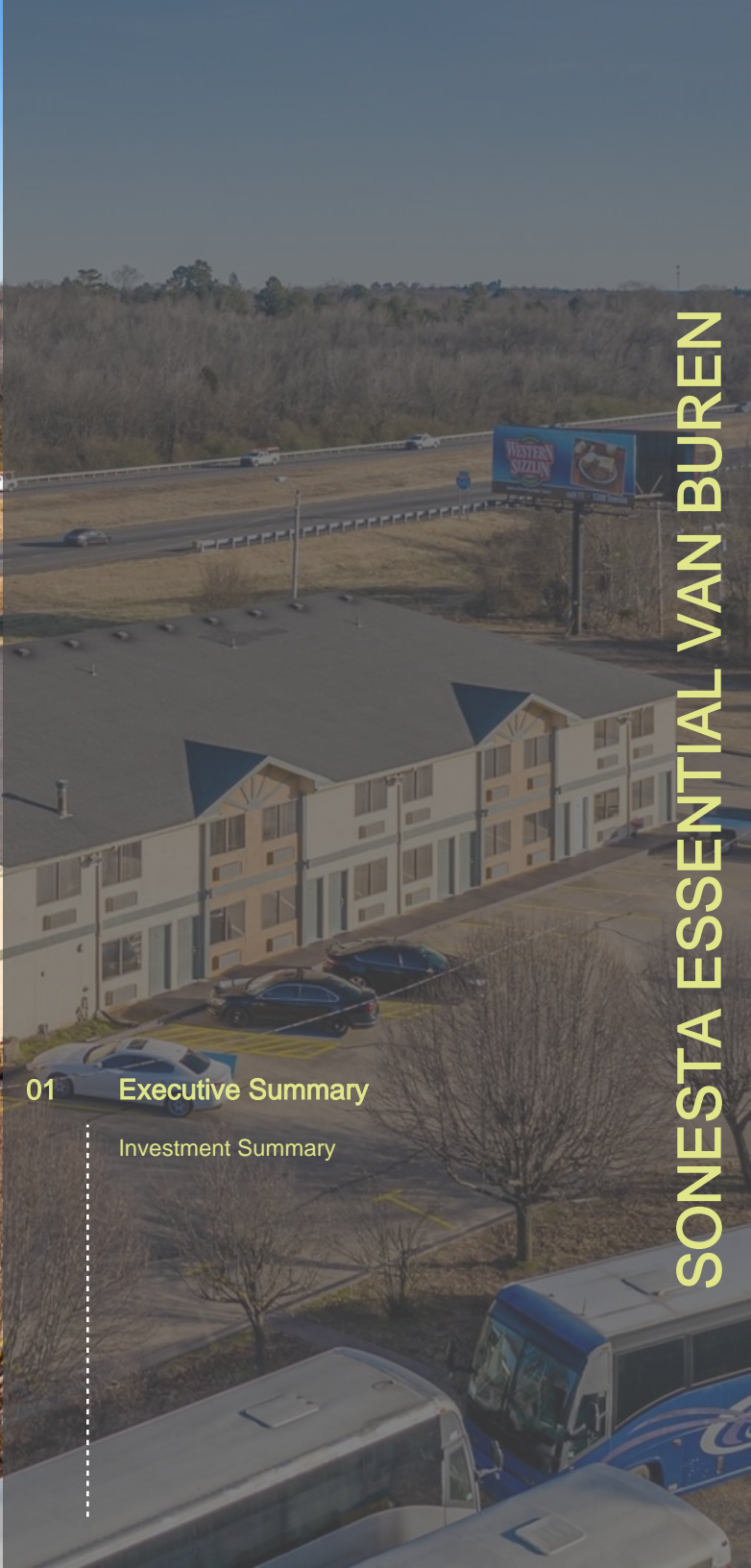
Century 21 Commercial

Cornerstone Group

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CalDRE #01363650



01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	3131 Cloverleaf St Van Buren AR 72956
GBA	20,068 SF
LAND ACRES	2.00
TOTAL ROOMS	47
LAND SF	87,120 SF
YEAR BUILT	1995
YEAR RENOVATED	2024

## FINANCIAL SUMMARY

PRICE	\$2,399,999
PRICE PER KEY	\$51,064
PRICE PSF	\$119.59

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	4,819	21,185	46,310
2024 Median HH Income	\$47,621	\$51,631	\$49,975
2024 Average HH Income	\$58,574	\$66,085	\$64,350





02 Property Description

Property Features

Property Images



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## PROPERTY FEATURES

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TOTAL ROOMS	47
GBA	20,068
LAND SF	87,120
LAND ACRES	2.00
YEAR BUILT	1995
YEAR RENOVATED	2024
ZONING TYPE	Commercial
NUMBER OF PARKING SPACES	60
PARKING RATIO	1.28/Room

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# Sonesta Essential Van Buren

## CONFIDENTIALITY and DISCLAIMER

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*Inquire today:*

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