

WHITE  STONE
REAL ESTATE

Gold-Inn
HOT SPRINGS

The Property

• Gold-Inn Motel •

741 PARK AVE. | HOT SPRINGS, AR

Tucked into the foothills of the Ouachita Mountains and bordered by Hot Springs National Park, the Gold-Inn is a 19-room boutique motor lodge centered around a charming 1905 manor. This classic setup reflects the character of Park Avenue, a historic neighborhood known for its grand old homes and vintage mid-century motor courts.

Originally owned by Samuel Fordyce, founder of Mountain Valley Spring Water, the property carries a legacy that lives on at the nearby Fordyce Bathhouses, now home to the National Park Visitor Center. From the Gold-Inn, it's an easy 15-minute stroll to Central Avenue and Bathhouse Row, where the city's rich spa culture comes to life.

Perfectly positioned for exploring the region, the Gold-Inn is just minutes from local favorites like Oaklawn Racetrack and Casino, Magic Springs Theme and Water Park, and the serene Garvan Woodland Gardens. The inn also offers quick access to the Northwood Trails, featuring over 31 miles of world-class mountain biking routes through forests, hills, and lakeside terrain. Whether you're a nature lover, history enthusiast, or mountain biking adventurer, the Gold-Inn is an ideal base for discovering Hot Springs' scenic beauty and vibrant past.

Offering

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

● <u>LIST PRICE:</u>	\$1,950,000.00
● <u>BUILDING SPACE:</u>	8,974 SqFT. (Motel,Cottage,House/Manor)
● <u>ACRES:</u>	.66 Acres (28,575SqFt)
● <u>PROPERTY TYPE:</u>	Motel/STR
● <u>LOCATION:</u>	Hot Springs, AR 71901
● <u>YEAR BUILT:</u>	1905-1920
● <u>YEAR RENOVATED:</u>	2018,2024,2025
● <u>UNITS</u>	19 Total 6 double queens 5 single queens 2 kings 2 king suites / 4 apartment style
● <u>ZONING:</u>	CTR/COMMERCIAL TRANSITIONAL
● <u>FINANCIALS:</u>	AVAILABLE UPON REQUEST





Features

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

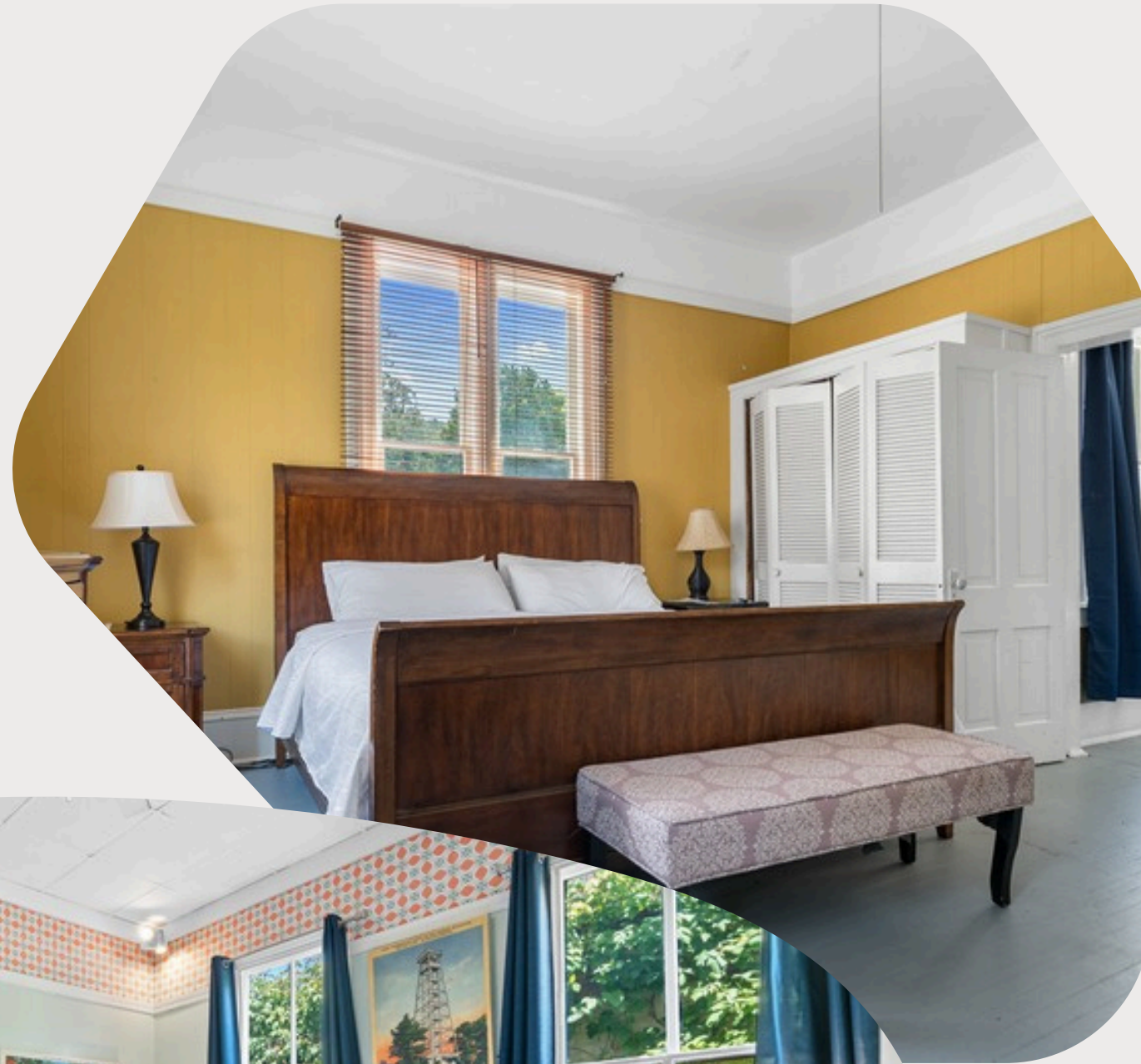
- Retro themed rooms
- Laundry room on site
- Fire-pit seating area
- Dog run for pets
- Minutes to Central Avenue Historic District and Bathhouse Row
- Contactless check-in set up
- Northwoods Trail, 31+ miles of world class mountain biking trails minutes away
- Two additional units can be added to increase income value
- Located in Opportunity Zone

Apartment Style Suites

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

GOLD-INN MOTEL OFFERS 4
APARTMENT-STYLE SUITES
FOR EXTENDED STAYS

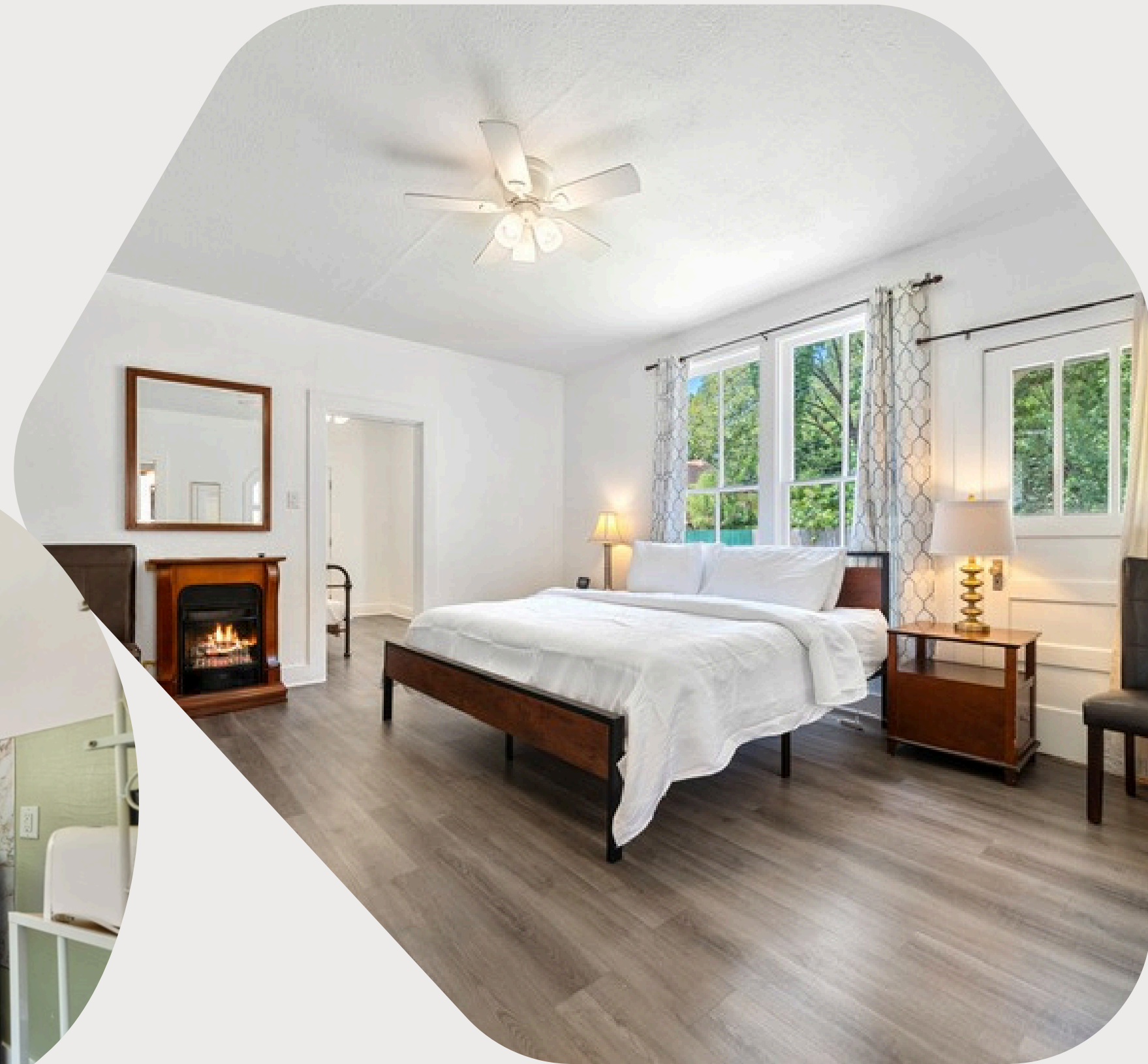


King Suites

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

GOLD-INN MOTEL OFFERS
2 KING SUITES



King

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

GOLD-INN MOTEL
OFFERS 2 KING ROOMS

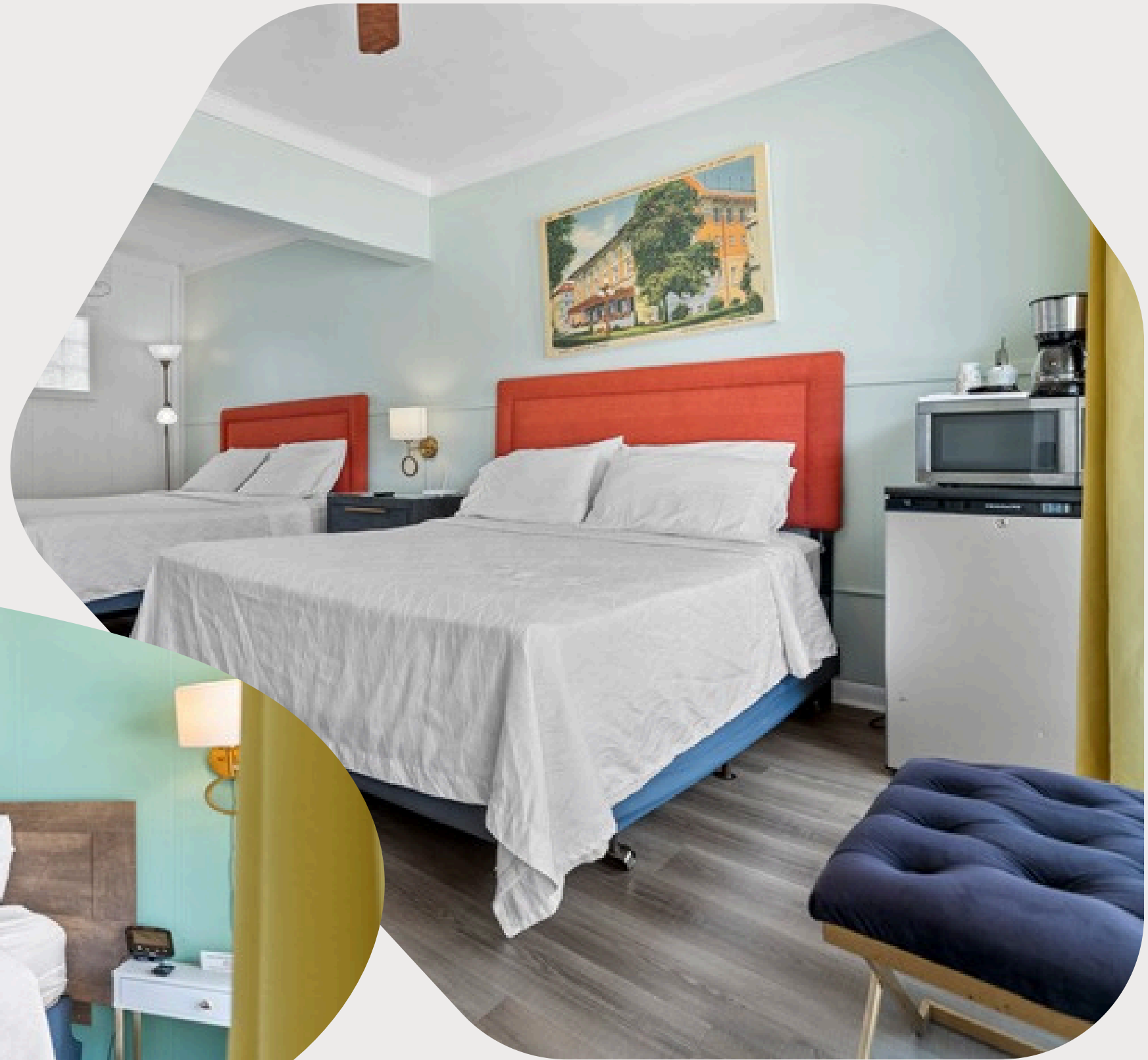


Double Queen

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

GOLD-INN MOTEL OFFERS
6 DOUBLE QUEEN ROOMS



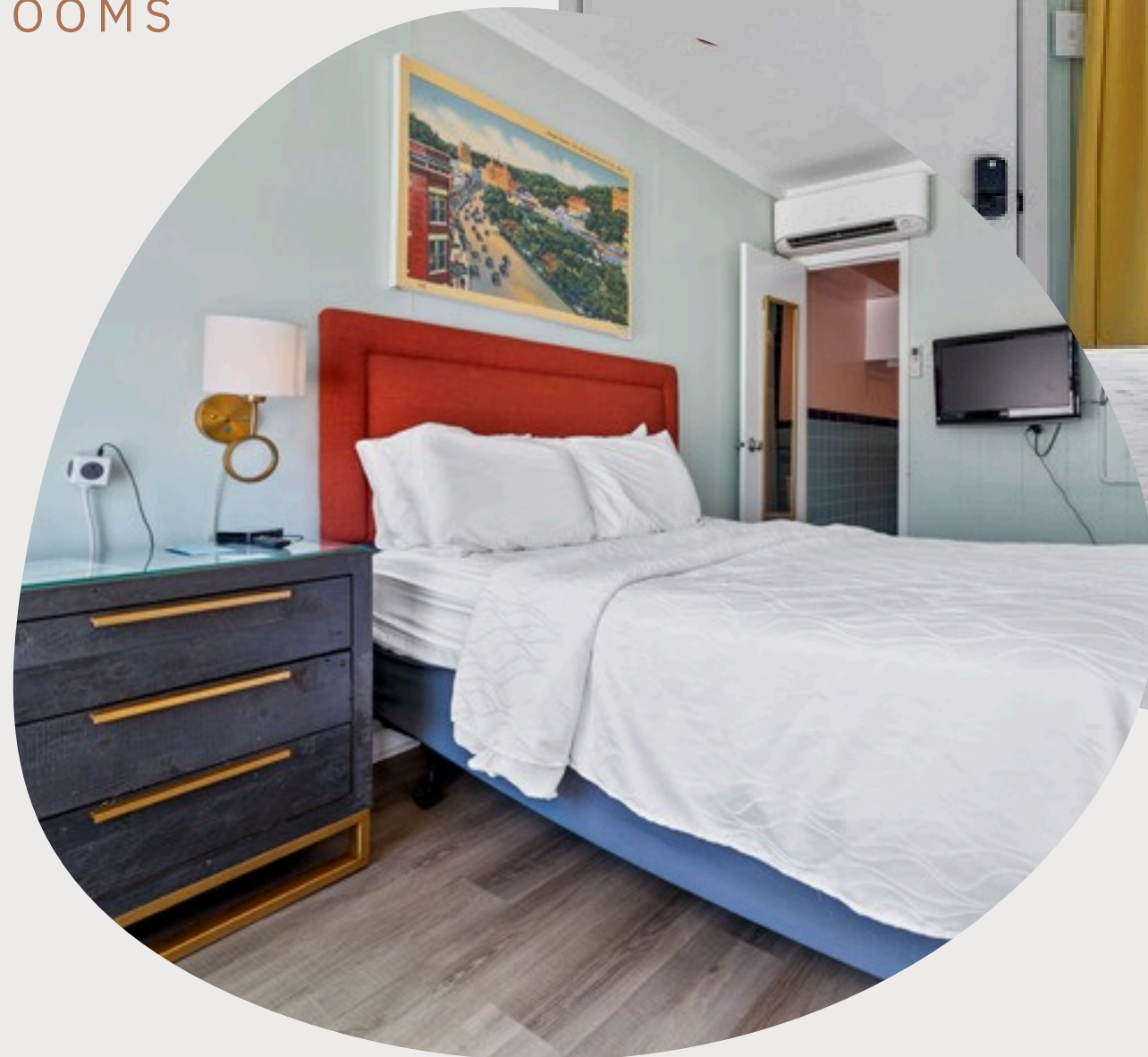
Queen



GOLD-INN MOTEL

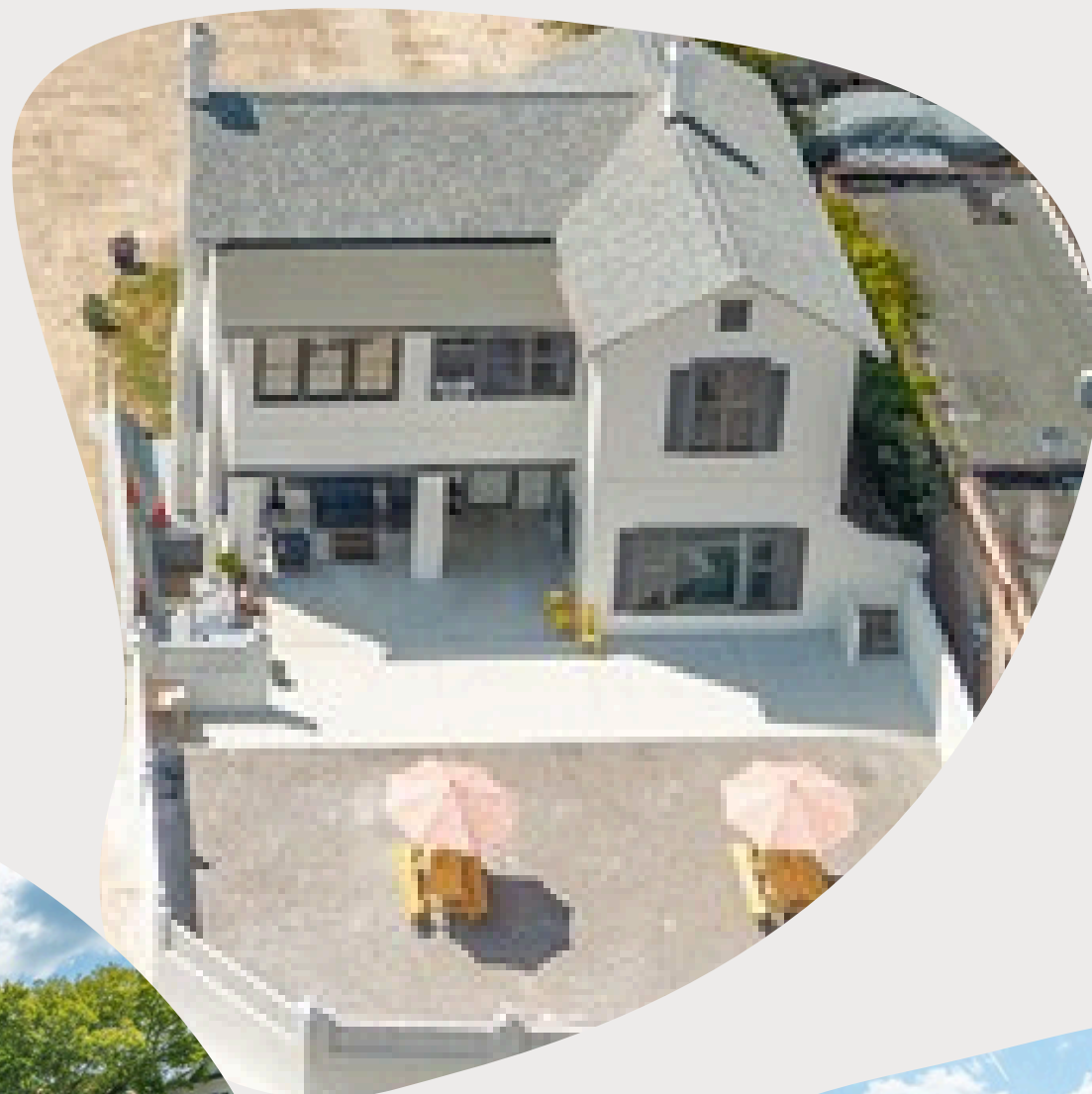
741 Park Ave./ Hot Springs, AR

GOLD-INN MOTEL OFFERS
5 QUEEN ROOMS



Exterior

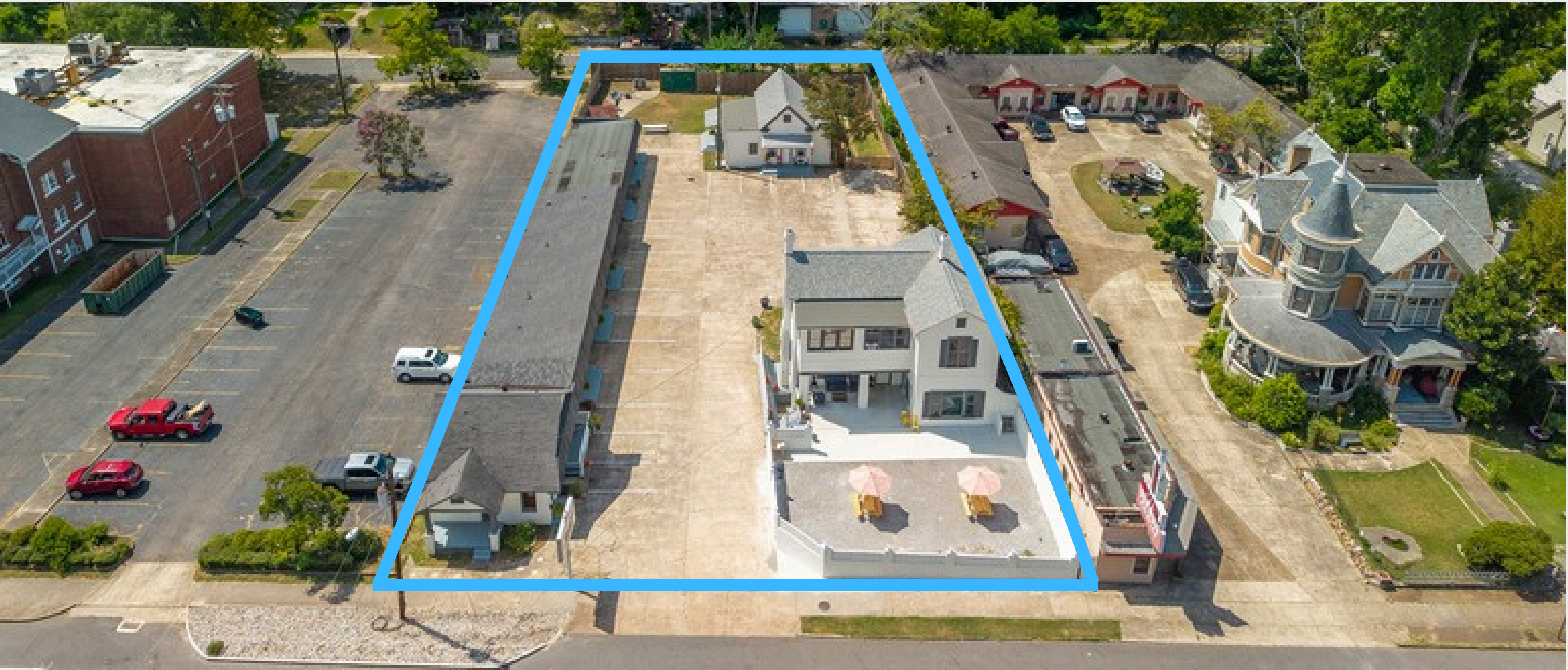
GOLD-INN MOTEL
741 Park Ave. | Hot Springs, AR



Arial

GOLD-INN MOTEL

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741 Park Ave. | Hot Springs, AR



Parking

GOLD-INN MOTEL

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- GOLD-INN MOTEL OFFERS FREE, UNCOVERED SELF-PARKING, RIGHT OUTSIDE GUEST ROOM DOORS. THIS IS A HIGHLY DESIRABLE CONVENIENCE FOR TRAVELERS, ESPECIALLY IN A POPULAR TOURIST DESTINATION.



Pet-Friendly Policy

- GOLD-INN'S POLICY OF ALLOWING PETS (FOR A FEE) CATERES TO A LARGE AND GROWING MARKET OF TRAVELERS WHO WANT TO BRING THEIR ANIMAL COMPANIONS.

Additional Amenities

GOLD-INN MOTEL

741 Park Ave. | Hot Springs, AR

- MOUNTAIN BIKE TRAIL NEARBY
- ON SITE LAUNDRY CENTER
- COMMUNAL FIRE PITS
- PICNIC AREA
- BARBECUE GRILLS
- SERENE GARDEN
- TERRACE
- RELAXING ENVIRONMENT



Room Ameneties

GOLD-INN MOTEL

741 Park Ave./ Hot Springs, AR

15
AMENITIES

- MINI-SPLIT HEAT & AIR CONDITIONING
- FREE WIFI
- NON-SMOKING ROOMS
- EN-SUITE BATHROOMS
- LOCAL ARTWORK
- 32 INCH SMART TV WITH NETFLIX
- COFFEE MAKERS/ MINI-FRIDGE
- TOILETRIES
- FULL KITCHENETTES
- 20 ROOMS TOTAL
- TERRACE/GARDEN

**Gold-Inn Motel consistently receives positive guest reviews, with people highlighting its location and cleanliness.*



THE GOLD-INN: A HISTORIC GEM IN THE HEART OF HOT SPRINGS

The Gold-Inn- formerly the Alpine Inn- has been a cherished part of Hot Springs, Arkansas, since 1920. Located in Park Avenue's historic district, the charming motor lodge is a living tribute to the golden age of American travel.

Hot Springs, the eleventh-largest city in Arkansas and the seat of Garland County, rose to prominence thanks to its famed thermal waters, long valued by Native American tribes for their healing properties. In the early to mid-20th century, the city also earned a national reputation for its underground gambling scene and lively nightlife. Iconic venues like The Vapors hosted starts of the Rat Pack era-Frank Sinatra, Dean Martin, and Sammy Davis Jr.-adding a layer of glitz to the town's rugged charm.

At the same time, Major League Baseball legends like Babe Ruth visited Hot Springs for spring training, mingling with fans and soaking in the baths. Motor lodges like The Gold-Inn welcomed them all-travelers, athletes, and entertainers alike.

Today, the tradition continues. Guests come for the history, but stay for the hospitality, nearby hiking and biking trails, and the nostalgic charm that only a place like The Gold-Inn can offer.



Improvements

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- NEW PAINT ACROSS MAJORITY OF MOTEL EXTERIOR
- 4 NEW RENTALS ADDED
- UNDERGROUND DRAINAGE ADDED
- ELECTRICAL, PLUMBING, AND HVAC UPDATES
- NEW PRIVACY FENCE
- NEW ROOF ON COTTAGE AND MAIN HOUSE
- INTERIOR RENOVATIONS ON MULTIPLE UNITS
- DOG RUN FOR PETS ADDED





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