

# 4-STORY, 23 ROOM HOTEL FOR SALE



## THE LODGE

3031 E Van Buren, Eureka Springs, AR 72632



### PROPERTY DESCRIPTION

12.9% cap rate with over \$108,000 in net income through 2025 as of November 15th! This fully furnished 4-story hotel is situated on +/-1.22 acres of partially wooded land with scenic views and frontage on US Highway 62, just 2 miles from downtown Eureka Springs. The property features 23 guest rooms, including king and two-queen bed layouts, with four rooms boasting private jacuzzi's for an elevated guest experience. Amenities include a pool at the rear of the property, covered bike parking, and convenient access to Public Trolley Stop #51, making it easy for guests to explore the area. The sale also includes a spacious manager's quarters—a two-story apartment with two bedrooms and two bathrooms—perfect for on-site management. Some recent updates include a full roof replacement in 2024, new carpet installed in all rooms + apartment in 2023, and new RFID locks on all rooms in 2022. This hotel offers an exceptional turnkey opportunity to operate a well located, fully equipped property in one of Northwest Arkansas' most popular tourist destinations.

### PROPERTY HIGHLIGHTS

- 12.9% cap rate with \$108,000 net income through Nov. 15th, 2025
- Fully Furnished 4-story hotel
- 23 guest rooms featuring king and double queen layouts
- Spacious manager's quarters: 2-story, 2bed, 2bath
- Approx. 2 miles from Downtown Eureka Springs

### OFFERING SUMMARY

Sale Price:	\$799,000
Number of Rooms:	23
Lot Size:	1.22 Acres
Building Size:	14,246 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	469	1,726	2,623
Total Population	951	3,349	5,165
Average HH Income	\$76,846	\$74,888	\$74,669

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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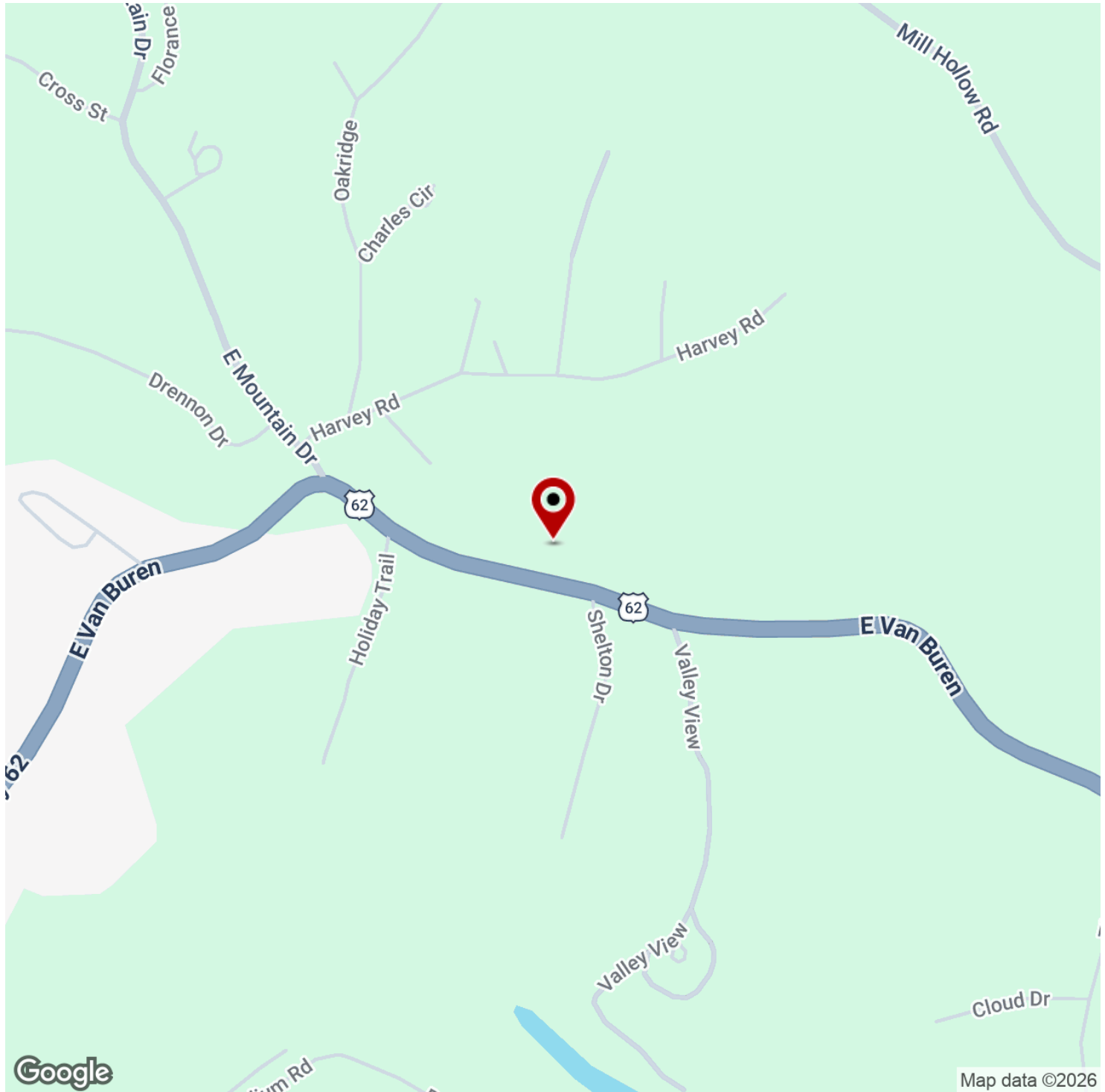
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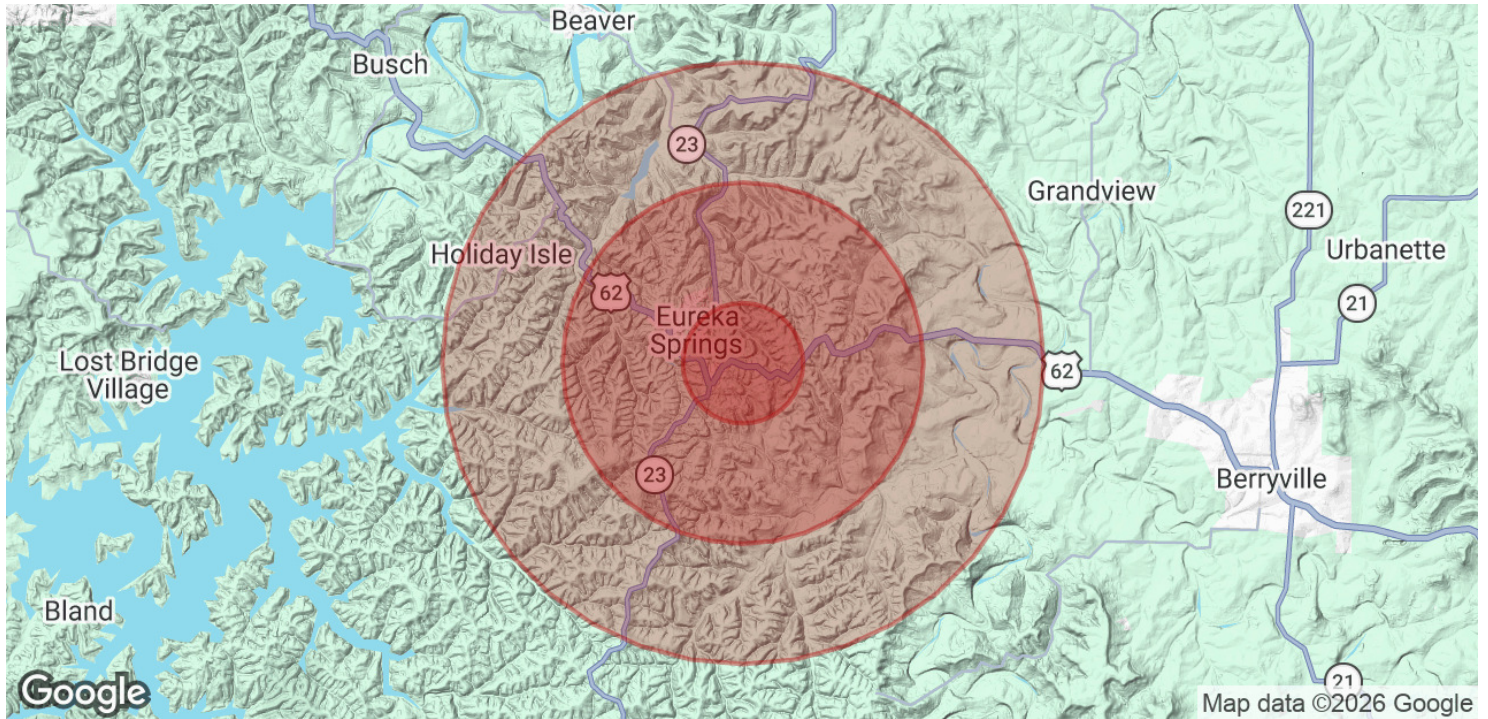
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	951	3,349	5,165
Average Age	52	52	52
Average Age (Male)	50	51	52
Average Age (Female)	53	52	53

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	469	1,726	2,623
# of Persons per HH	2	1.9	2
Average HH Income	\$76,846	\$74,888	\$74,669
Average House Value	\$255,256	\$290,551	\$282,372

2020 American Community Survey (ACS)

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