

BRACKENRIDGE LODGE

352 West Van Buren Street, Eureka Springs, AR 72632



PROPERTY DESCRIPTION

Welcome to Brackenridge Lodge, a historic retreat comprising of 12 rentable rooms, cabins, or suites, offering modern comforts like jacuzzi tubs, kitchenettes, and flat-screen TVs. 5 rooms boast cozy fireplaces for added warmth and ambiance. Brackenridge Lodges' main house is a beautifully maintained 1940s oak log cabin with 3 fireplaces, 2 bedrooms, and 2.5 bathrooms. The fully finished basement, complete with a workshop/safe room, provides additional space for relaxation or as an extra bedroom. Whether you choose to reside on-site, provide accommodation for employees, or rent out this charming home to guests, the possibilities are endless. After a day of exploring, guests can unwind by the inviting inground pool or soak in the breathtaking views of the Ozarks from the patio. Conveniently located off Hwy 62 and approx. 1 mile from Historic Downtown Eureka Springs, Brackenridge Lodge enjoys prime positioning. Plus, being the site of Trolley Stop #121 ensures easy access to all that Eureka Springs has to offer!

OFFERING SUMMARY

Sale Price:	\$1,299,000
Number of Rooms:	12
Lot Size:	2.97 Acres
Building Size:	8,277 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	333	1,623	3,356
Total Population	557	2,763	5,312
Average HH Income	\$43,437	\$44,592	\$43,572

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.

TIMOTHY SALMONSEN
Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

KW COMMERCIAL
201 SW 14th St.
Suite 203
Bentonville, AR 72712

HISTORIC LODGE WITH OZARK VIEWS FOR SALE

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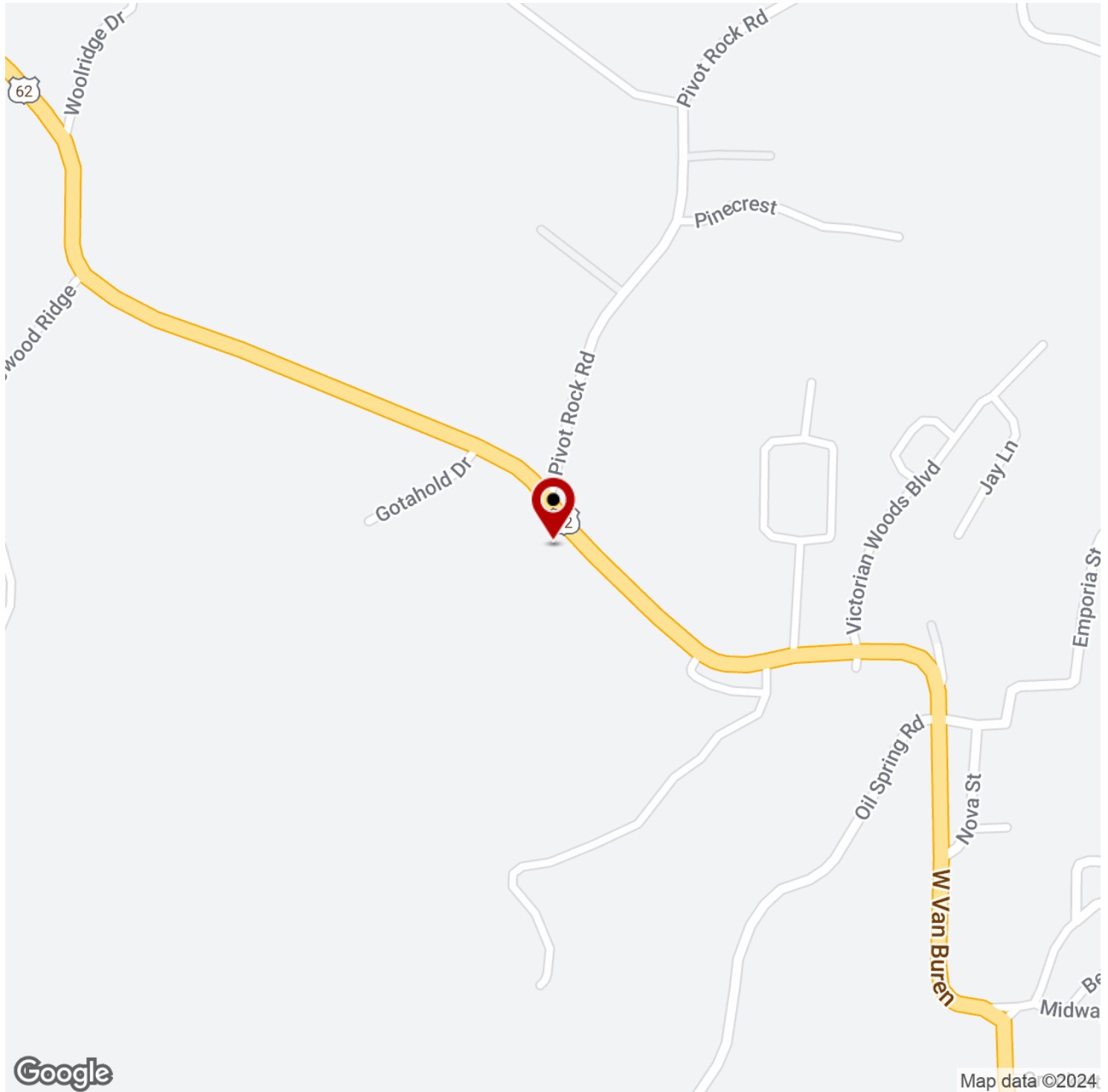
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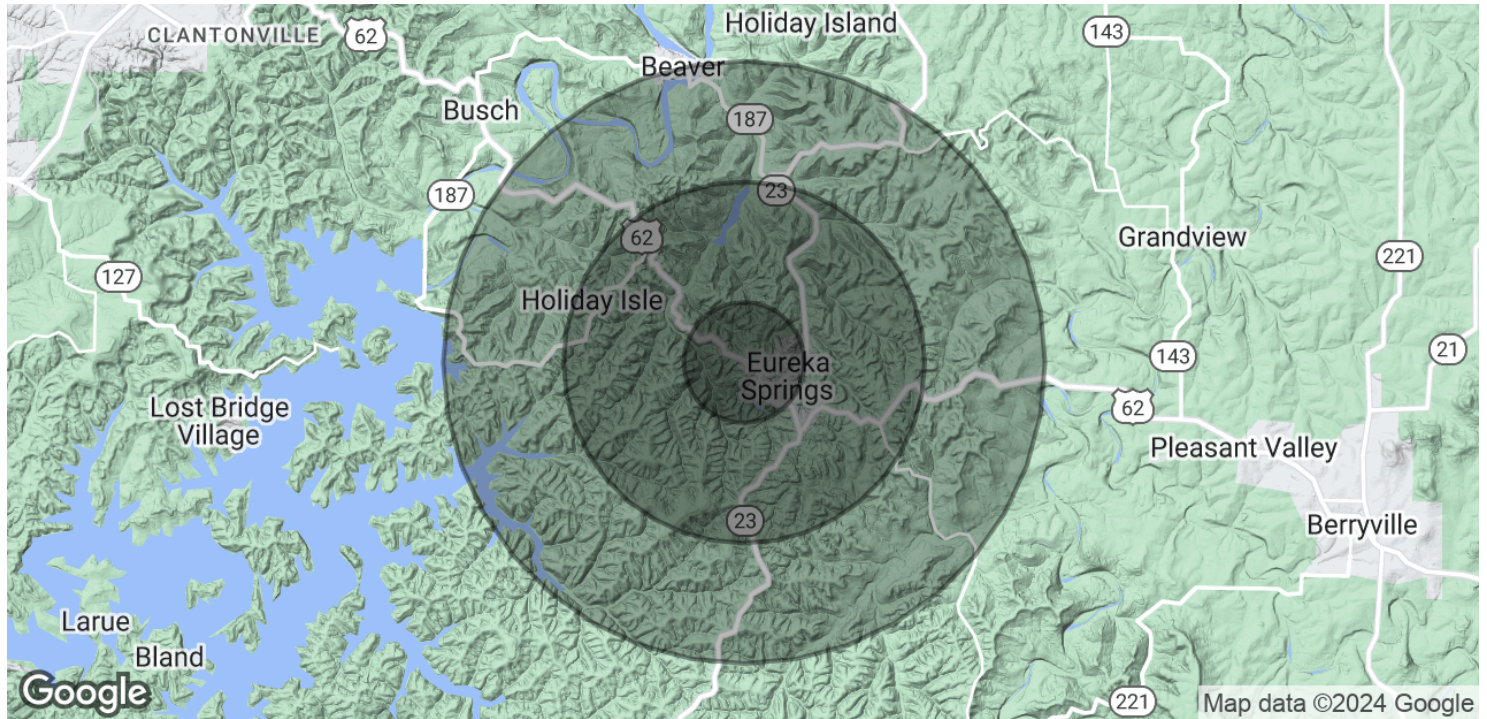
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	557	2,763	5,312
Average Age	52.8	52.8	56.1
Average Age (Male)	52.7	51.2	54.8
Average Age (Female)	52.5	53.7	56.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	333	1,623	3,356
# of Persons per HH	1.7	1.7	1.6
Average HH Income	\$43,437	\$44,592	\$43,572
Average House Value	\$188,801	\$182,839	\$190,949

* Demographic data derived from 2020 ACS - US Census

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