

THE BENTON PLACE INN

32 Benton Street, Eureka Springs, AR 72632



OFFERING SUMMARY

SALE PRICE:	\$500,000
LOT SIZE:	0.3 Acres
BUILDING SIZE:	2,400
SUITES	3
PRICE / SF:	\$208.33

PROPERTY OVERVIEW

This is a once in a lifetime opportunity to own one of Eureka Springs most romantic and elegant inns. The Benton Place. There's no surprise why the Benton Place Inn was named "One of the Most Intimate Places in America" by Inn Traveler, The Book of Lists! Surrounded by native foliage, local wildlife, and ancient Ozark rock formations, Benton Place Inn is a beautiful, private, and secluded three suite inn located in the heart of historic downtown Eureka Springs. Guests continually flock to this iconic lodging where it's prime location makes it just a short walk for guests to experience all the shopping, restaurants, and nightlife found in downtown Eureka Springs while being also conveniently close to all that Northwest Arkansas has to offer. The three nicely apportioned suites in the inn are known as the Benton Suite, Cliffside Suite, and the Memories Suite; each suite boasts their own themes, amenities, and unique décor. Rave reviews of this iconic property can be found across many travel websites such as tripadvisor.com and with over 39 restaurants and 49 attractions found within 0.3 miles from the property combined with an almost 30-year history makes this a turnkey money maker! This is a unique and truly one-of-a-kind place that you must see!

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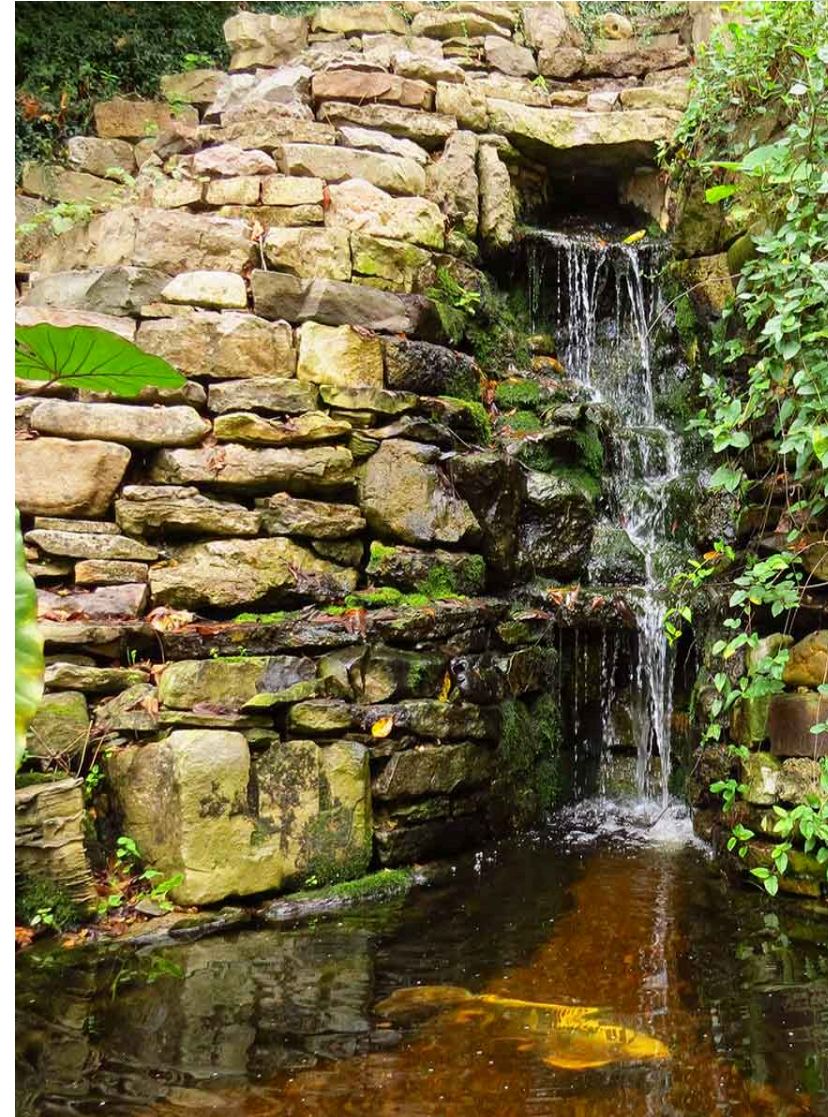


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SALE HIGHLIGHTS

- Eureka Springs Most Romantic & Elegant Inn.
- Named "One of the Most Intimate Places in America" by Inn Traveler, The Book of Lists.
- Iconic Location in the heart of downtown Eureka Springs.
- The three nicely apportioned suites in the inn are known as the Benton Suite, Cliffside Suite, and the Memories Suite; each suite boasts their own themes, amenities, and unique décor.
- Short walking distance to over 39 restaurants and 49 attractions within 0.3 miles from front door!
- Almost 30 year history - A turnkey money maker!



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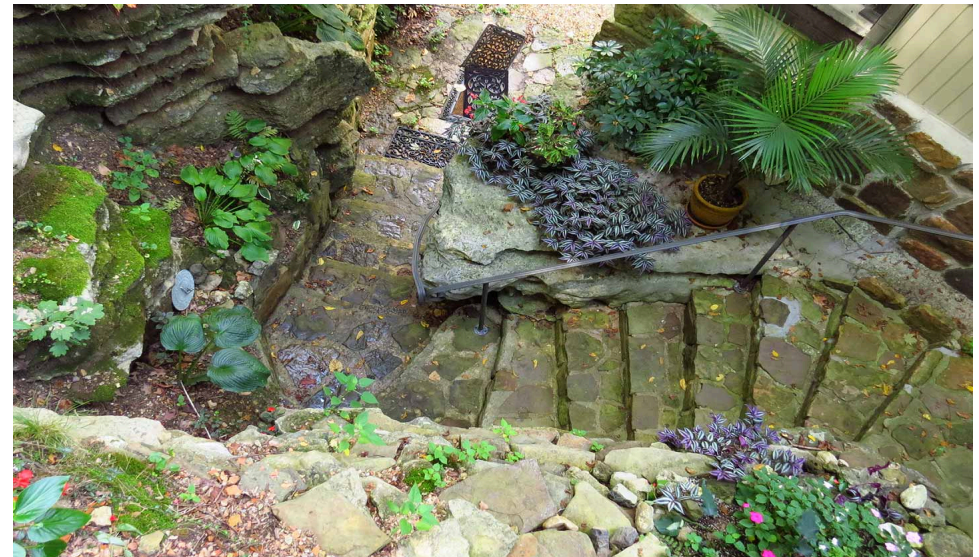
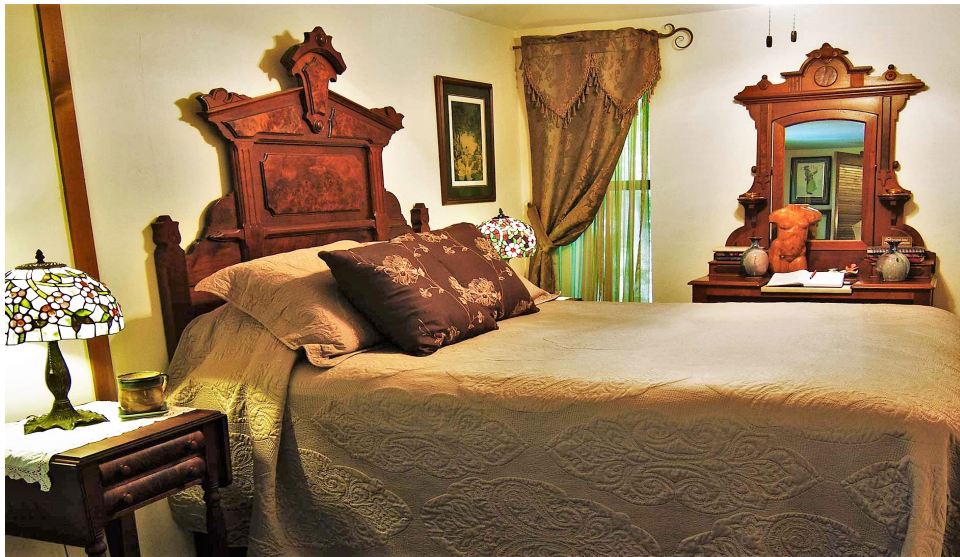
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SALE PRICE **\$500,000**

LOCATION INFORMATION

Building Name	The Benton Place Inn
Street Address	32 Benton Street
City, State, Zip	Eureka Springs, AR 72632
County/Township	Carroll

BUILDING INFORMATION

Building Size	2,400 SF
Occupancy %	100
Tenancy	Single
Number Of Floors	2
Year Built	1950
Gross Leasable Area	2,400 SF
Load Factor	Yes
Condition	Good
Roof	Asphalt Shingle
Free Standing	Yes
Number Of Buildings	1
Floor Coverings	Carpet, Ceramic Tile, & Wood
Exterior Walls	Stucco & Cedar
Foundation	Crawl Space

PROPERTY DETAILS

Property Type	Hospitality
Property Subtype	Full Service
Lot Size	0.3 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	6
Parking Description	Attached Garage & uncovered lot

UTILITIES & AMENITIES

Broadband	Cable
Exterior Description	Surrounded by native foliage, local wildlife, and ancient Ozark rock formations. Cedar & Stucco exterior.
Interior Description	The three nicely apportioned suites in the inn are known as the Benton Suite, Cliffside Suite, and the Memories Suite; each suite boasts their own themes, amenities, and unique décor.
Utilities	Internet, Cable, Telephone all Available.

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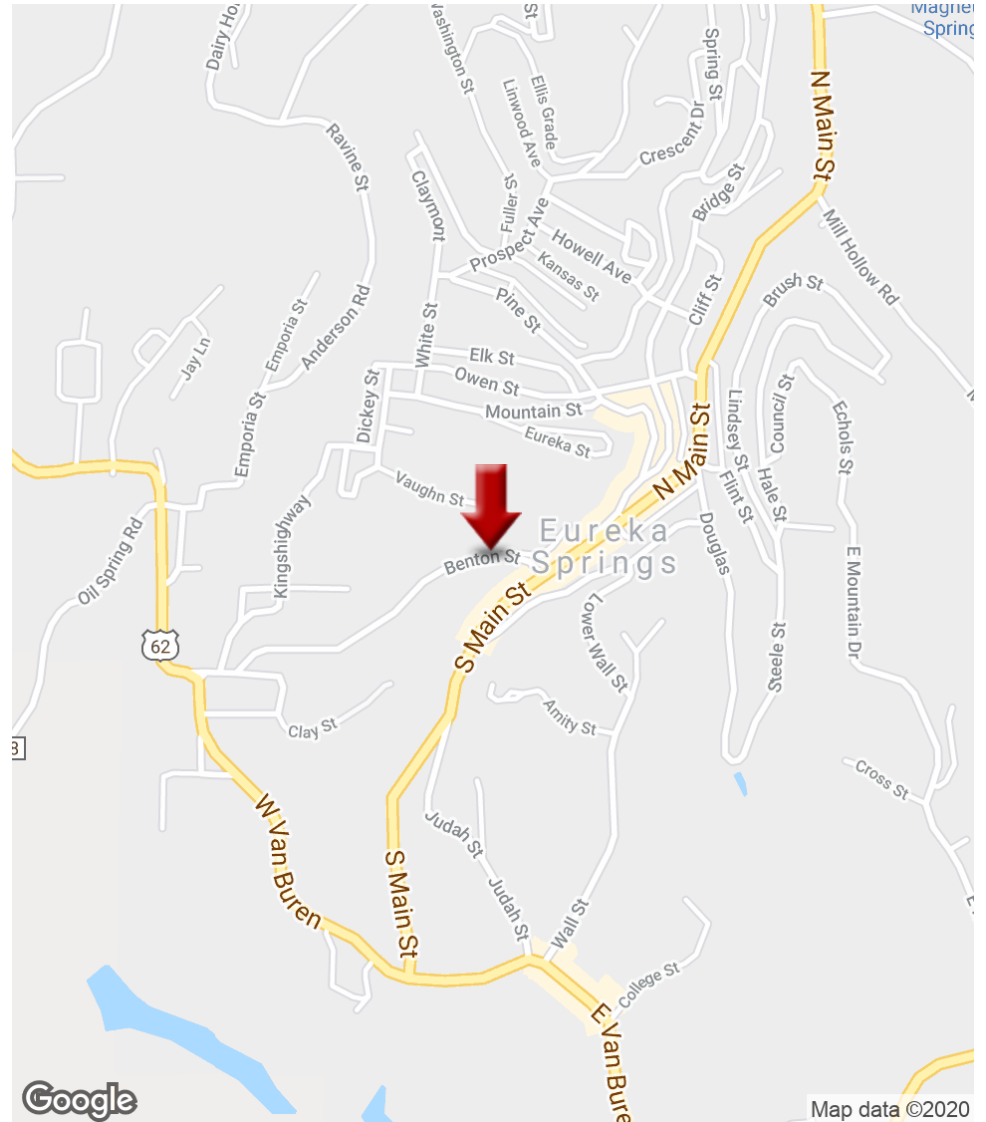
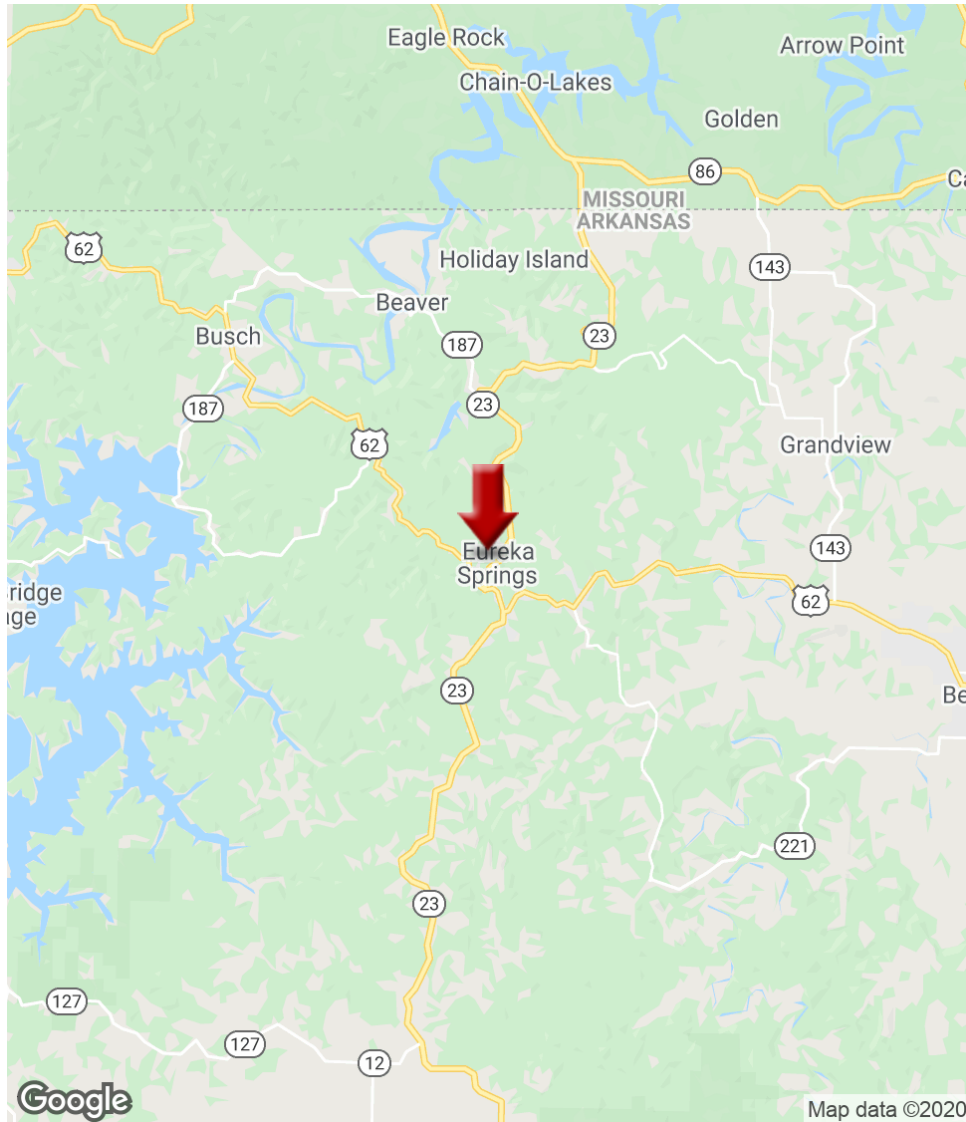
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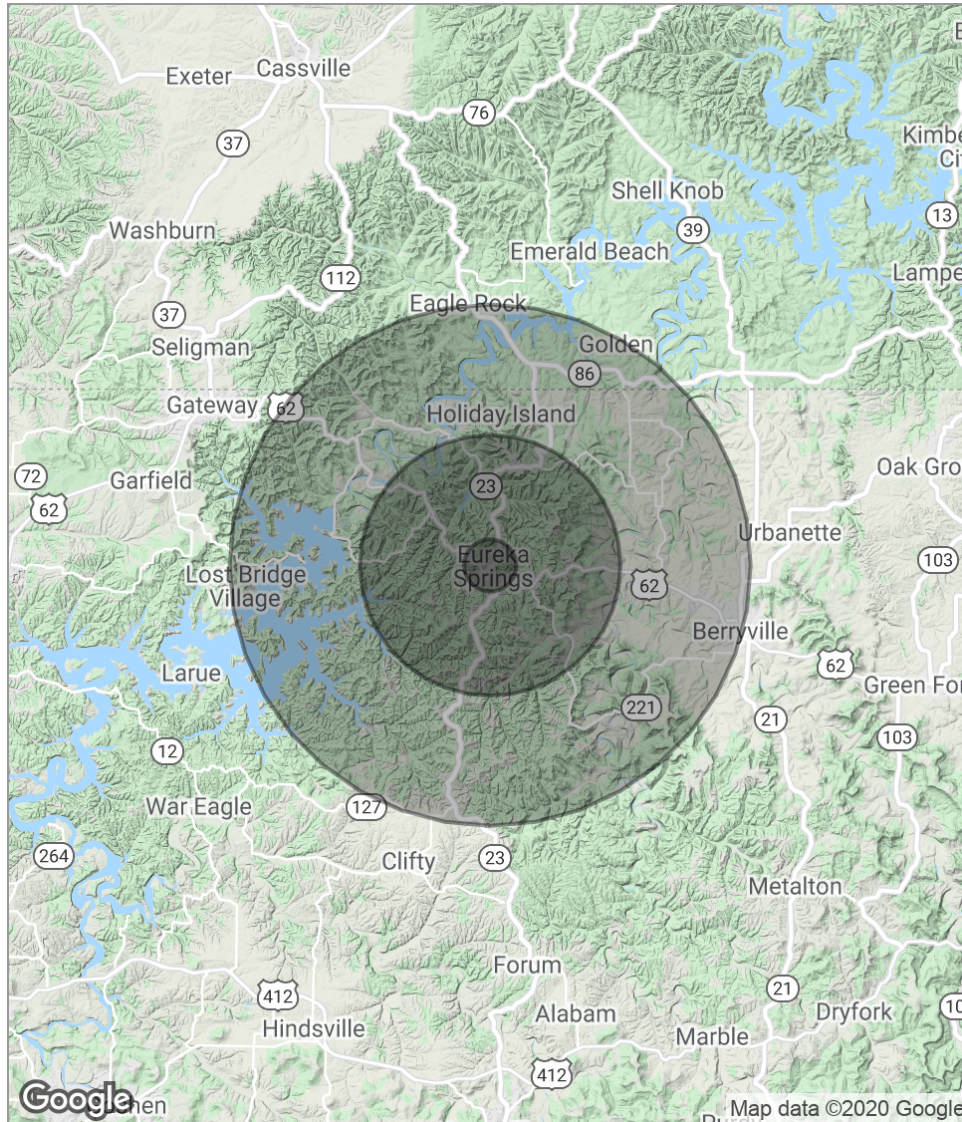
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	136	3,419	14,123
Median Age	56.3	56.0	51.7
Median Age (Male)	53.9	53.6	49.7
Median Age (Female)	57.8	57.5	53.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	60	1,514	6,066
# Of Persons Per HH	2.3	2.3	2.3
Average HH Income	\$58,760	\$58,217	\$54,078
Average House Value			\$167,863

** Demographic data derived from 2010 US Census*



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