

HISTORIC BED AND BREAKFAST

www.TheBergeronGroup.com

FOR SALE

Listed at
\$774,900

MLS
152649

Your Dream
Inn Awaits

Turn Passion
into Profit

FEATURES

- 5 bedrooms
- 5.5 bathrooms
- Turnkey Business
- Owner's Quarters

The Gables Inn Bed and Breakfast



NANCY AND MARK BERGERON REALTORS®
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The Natural Choice for the Natural State

- Lake
- Golf Course
- Luxury
- Vacation
- Investment Homes



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Opportunity to Own a Historic Bed & Breakfast: The Gables Inn

Property Overview

- Location: 318 Quapaw Avenue, Hot Springs National Park, Arkansas
- Asking Price: \$774,900
- Built: 1905
- Size: Approximately 3,909 sq ft main building with porch, 2 main floors, furnished basement, and a converted 3rd-floor owner's quarters
- Zoning: Quiet Commercial
- Historic Status: Listed on the National Register as a landmark in the Quapaw/Prospect Historic District
- Sale Type: "As Is" – Cash, conventional, or commercial loan (no owner financing)

Why Invest in The Gables Inn?

After 28 years of successful operation by the current owners, who are now retiring, this turnkey-plus property offers a rare chance to own a piece of history with a thriving business. Located just four blocks from Historic Downtown Hot Springs, the inn benefits from its prime position near the top tourist attractions, including Bathhouse Row, spas, museums, and Hot Springs National Park.

Key Features

- Accommodations: 4 uniquely designed guest rooms (2 King, 2 Queen) with private bathrooms, plus owner's quarters with 1 King and 2 Twin beds
- Common Area: Formal Living and Dining Room, Library, Wrap-around Covered Porch
- Amenities: Lifetime warranty metal roof (installed 2008), 2 tankless gas water heaters, 2-car detached garage, gazebo, raised deck, wrought-iron fence with stone posts, and a small storage building
- Included Equipment: 7 microwaves, 7 refrigerators, a washer, 2 dryers, 9 flat-screen TVs, and a fully equipped exercise room
- Turnkey Readiness: Over 25 pages of inventory, including furnishings, appliances, and even toilet paper – just add groceries to start operating
- Digital Assets: Ownership of domain names (gablesinn.com, gogables.com, arkansasweddings.com) with continued use subject to existing service contracts



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Business Potential

- Current Use: Traditional Bed & Breakfast with special packages for weddings, honeymoons, anniversaries, and spa getaways
- Future Options: Continue as a B&B, convert to a vacation rental, or explore other quiet commercial ventures
- Location Advantages: Walkable to downtown attractions, 2 miles from Oaklawn horse racing, 8 miles to Garvan Woodland Gardens, and near lakes and trails, making it a year-round tourist hub
- Tourism Appeal: Hot Springs ranks among Arkansas' top 5 tourist destinations, ensuring a steady flow of visitors

Financial and Sales Details

- Terms: General financials available to serious buyers with a signed Non-Disclosure Agreement (NDA)
- Package Includes: NOA, quick facts, sales/profit report, contents list, property sketch, survey, and termite warranty
- Showings: By appointment only for pre-qualified parties

A Legacy Opportunity

For 28 years, The Gables Inn has been a beloved lodging establishment, offering luxurious amenities and memorable guest experiences. The new owner can seamlessly take over this successful business, leveraging its established reputation and loyal guest base. Whether you dream of running a B&B with a spouse, balancing it with a remote job, or exploring new ventures, this property offers flexibility and pride of ownership.

Seize this chance to own a historic gem in a prime location – schedule a viewing today!



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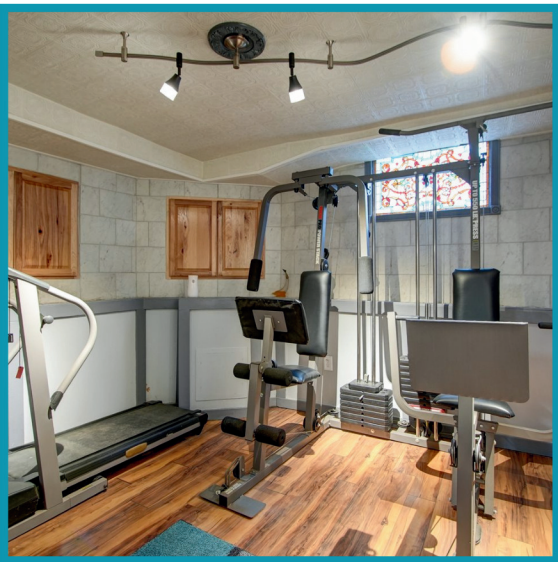
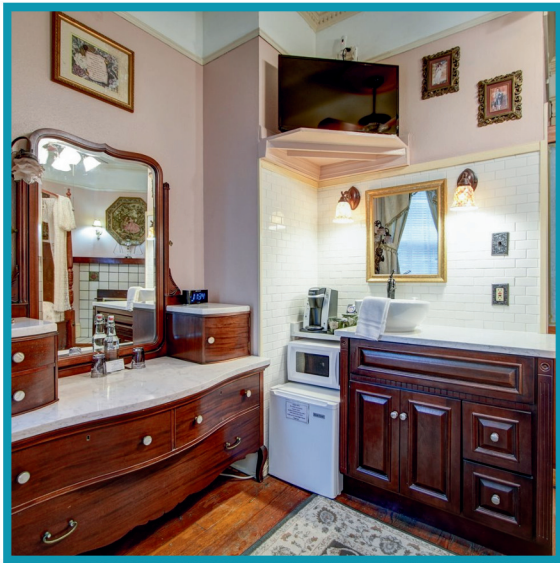
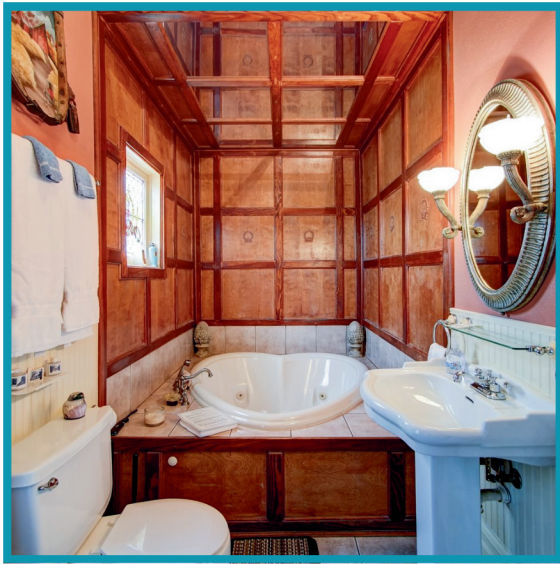
The Natural Choice for the Natural State

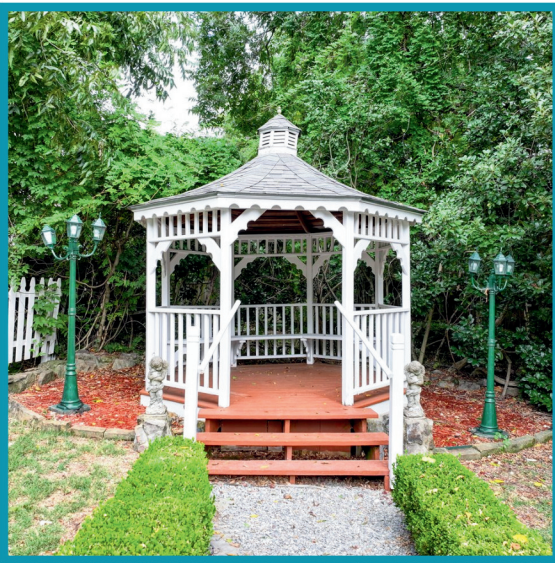
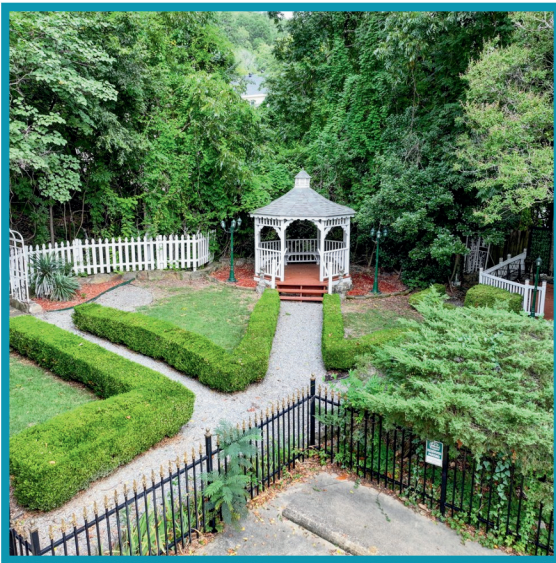
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Why should you make the Gables Inn B & B Your Own?

- With over 28 years of service, The Gables Inn B&B has operated as a successful lodging establishment.
- Location, Location, Location...Guests of The Gables Inn affirm in reviews the great location and walkability of the location.
- Just four blocks to the downtown visitor center, where you can walk to most of the Historic downtown attractions, including bathhouse row, spas, antique shops, museums, art galleries, retail stores, live shows, breweries, hiking trails, entertainment, restaurants, Hot Springs National Park visitor center, festivals, parades & more.
- The Gables Inn is conveniently located only 2 miles from Oaklawn, a world-class thoroughbred horse racing experience, just 8 miles to the botanical beauty at Garvan Woodland Gardens, 2.5 miles to the Northwoods Mountain Bike Trails boasting a bronze level ride center by the International Mountain Bike Association, three area lakes for all types offishing and water sports are 7-16 miles from the inn and a short one-hour drive to President Clinton's Library and Arkansas' State Capitol.



501-463-6328

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I'm Nancy Bergeron, a full-time real estate professional and team leader of The Bergeron Group, proudly recognized as one of the top-producing real estate teams in Hot Springs, Arkansas. I've had the privilege of helping over 375 families buy or sell homes across Hot Springs, Hot Springs Village, and the surrounding areas. Whether you're buying a home, selling your current property, relocating to the area, or searching for a trusted local referral, our team is here to guide you every step of the way with personalized care, strategic insight, and consistent communication.

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