

200 South 2nd Street
Mammoth Spring, AR 72554



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MLS# 60301973



\$450,000

940 Sqft

Spring River Frontage | 940 Sq Ft Building on Two River Lots in Mammoth Spring, AR Opportunity awaits with this rare Spring River property located right in the heart of Mammoth Spring, Arkansas. Situated on two riverfront lots, this 940 sq ft building offers stunning views of the Spring River from your front door and direct river frontage. Whether you're dreaming of a cozy home, an Airbnb, a weekend retreat, or a commercial venture, this property is a blank slate with endless possibilities. Set in a quiet, in-town neighborhood, you'll enjoy a peaceful atmosphere while still being minutes from Mammoth Spring State Park, shops, dining, and schools. A circle driveway welcomes you with easy access and ample parking, and mature shade trees provide a park-like setting perfect for relaxing or entertaining. The property includes a one-car garage stall with a dedicated workshop and generous storage space--ideal for hobbies, tools, or expansion needs. The interior is open and flexible, ready to be transformed into your vision--whether renovated to apartments, office/retail space, or a community meeting hall. The high-visibility location and gorgeous river views make it a smart investment for a wide range of uses. You'll also enjoy direct access to the Spring River, a popular destination for floating, fishing, and kayaking. The property offers both privacy



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