PRIME INVESTMENT WITH HIGH VISIBILITY

FOR SALE

1001 GREENVILLE HWY

HENDERSONVILLE, NC

FOR SALE

4,178 SF | .64 ACRES

$797,100

WHITNEY COMMERCIAL REAL ESTATE SERVICES

Brokerage • Management • Construction

ANDREW RIDDLE
COMMERCIAL BROKER
C: 828.243.3610
ARIDDLE@WHITNEYCRE.COM

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ANDREW RIDDLE
C: 828.243.3610

Prime income-producing investment opportunity in Hendersonville

This property features two well-positioned buildings: a 4,178 SF former veterinary office. This building presents a compelling opportunity for lease or owner/user investment. Built in 1975, the property is located within the desirable GHMU zoning, offering flexibility for a range of uses. With current 50% occupancy, it combines immediate income with significant upside potential.

The site allows for expansion and customization, enhancing its long-term value. Boasting high visibility and accessibility, this asset is an ideal fit for office building investors seeking a robust return.

Don't miss out on this chance to capitalize on a high-potential investment in the thriving Hendersonville area.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Hendersonville, NC, where the tranquility of the Blue Ridge Mountains meets a bustling downtown filled with eclectic shops, top-rated restaurants, and a thriving arts and culture scene. The area offers a blend of natural beauty and urban amenities, creating an ideal setting for an office or office building investment. Within close proximity, you'll find the historic Flat Rock Playhouse, renowned for its exceptional performances, and the picturesque Carl Sandburg Home National Historic Site. Take advantage of the location's charm, along with easy access to major highways and airports, making it a prime choice for both business and leisure.

HIGHLIGHTS

- 4,178 SF OFFICE BUILDING BUILT IN 1975
- ZONED GHMU
- LOCATED IN HENDERSONVILLE

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GALLERY

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LOBBY/WAITING-1001

LAB EXAM-1001

EXAM

EXAM ROOM WITH SINK

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AERIAL

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AERIAL

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LOOKING DOWN GREENVILLE HWY

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FLOORPLAN

ANDREW RIDDLE
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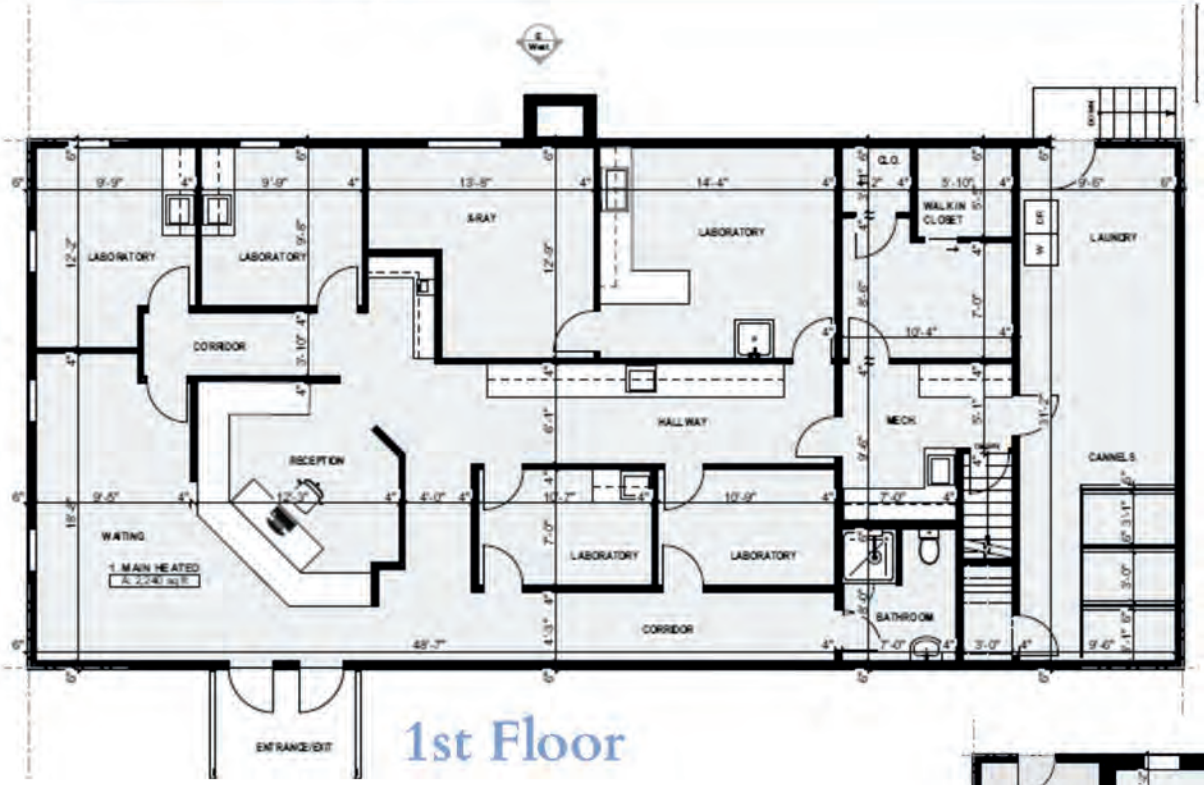
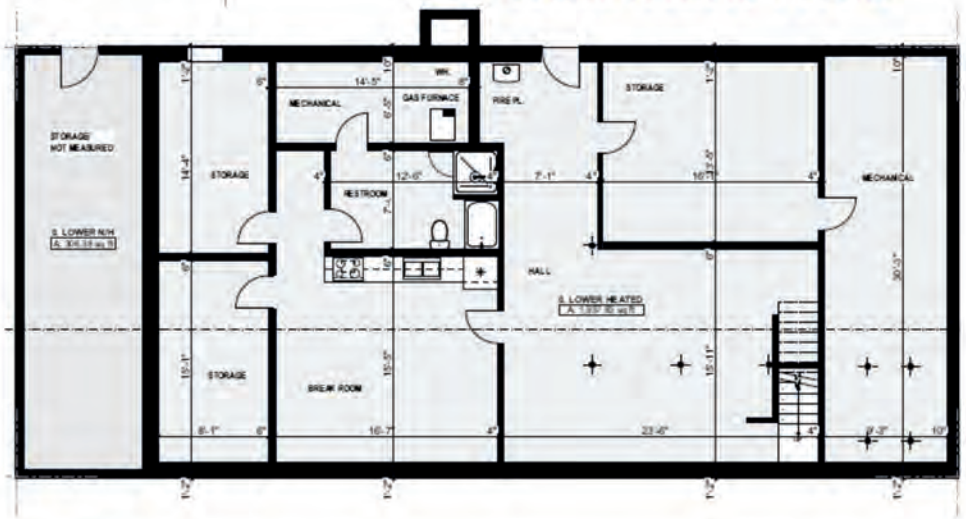


1st Floor

Basement Area



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TRANSACTION BROKER

andrew **riddle**

Commercial Real Estate Broker
828.243.3610
ariddle@whitneycre.com

Andrew Riddle has served as a broker for Whitney Commercial since 2017, focusing his efforts in his hometown of Henderson County.

Obtaining a degree in Construction Management from East Carolina University, Andrew worked for Hensel Phelps Construction as a field superintendent at the Carolina Hurricane Hockey Arena in Raleigh North Carolina. He has also worked abroad in Moscow and Croatia and performed renovations on historic commercial buildings in Denver, Colorado for three years before returning to his native home of Hendersonville, North Carolina.

Andrew joined Whitney Commercial to learn from the best and work with the best in the commercial brokerage business. In addition to commercial brokerage, Andrew is a licensed General Contractor, and managing director of Riddle Development, Allen Street Partners, and Fortis Properties. He serves as Chairman of the Henderson County Zoning Board of Adjustments and Advisory Board Member to the Water and Sewer Advisory Council. His local market knowledge of construction, renovating, and leasing commercial properties is a lifestyle. These skill sets help bring value to the client when deciding where and how to invest. Most importantly, Andrew is a Real Estate problem-solver and always ready for a challenge.

A native of Western North Carolina, Andrew takes pride in the beautiful surroundings of lush forests and clean water while balancing development, growth, and expansion.

His leisure activities include enjoying time with his wife and his four daughters, home school, politics, hiking, and the pursuit of community enhancement.

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