



SIX TOWNHOME UNITS FOR SALE IN WEST ASHEVILLE

445 SAND HILL RD | ASHEVILLE, NC

SALE INFORMATION



PROPERTY DESCRIPTION

Note: Do Not Disturb tenants! All showings must be accompanied by the Listing Agent. No showing service.

One of Asheville's premier townhouse portfolios (total of six units) located near the West Asheville/Haywood Road shopping area, Hominy Creek Greenway, and convenient to the Asheville Outlets. The units feature hardwood floors throughout on the first floor, living rooms with vaulted ceilings complete with ceiling fans and gas log fireplaces, and decks off of the living room through French doors. Gourmet kitchens with stainless steel appliances, including refrigerators (with ice makers), range, dishwasher, microwave and disposal. Half bath with pedestal sinks downstairs. Master bedrooms have vaulted ceilings with ceiling fans, while master bathrooms include jet tubs and beautiful ceramic tile. Second bedrooms have ceiling fans and full bathrooms off of the bedroom. Garage with garage door opener. Heat pumps provide heat and air conditioning.

PROPERTY HIGHLIGHTS

- 6 Units with stable rental history and long-term tenants
- Prime West Asheville location across from Greenway
- Hardwood floors
- Vaulted ceilings
- Garage with remote access

OFFERING SUMMARY

Sale Price:	\$2,295,000
Number of Units:	6
Building Size:	8,275 SF

Tim Bramley, CCIM, SIOR

NC #271946

Tim.Bramley@deweypa.com

Unit #	PIN#	Size	Year Built	Information
1	"9012"	1609sf	2005	2 Bedroom/2.5 Bath, Heat and A/C, garage
2	"9020"	1590sf	2005	2 Bedroom/2.5 Bath, Heat and A/C, garage
3	"9946"	1269sf	2003	2 Bedroom/2.5 Bath, Heat and A/C, garage
4	"9964"	1269sf	2003	2 Bedroom/2.5 Bath, Heat and A/C, garage, new HVAC in 2023
5	"0806"	1269sf	2003	2 Bedroom/2.5 Bath, Heat and A/C, garage
6	"0814"	1269sf	2003	2 Bedroom/2.5 Bath, Heat and A/C, garage, new HVAC in 2023



ADDITIONAL PHOTOS





ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Prime West Asheville
Location

Off Sand Hill Road

Proximity to Greenway
Hominy Creek Recreation Area

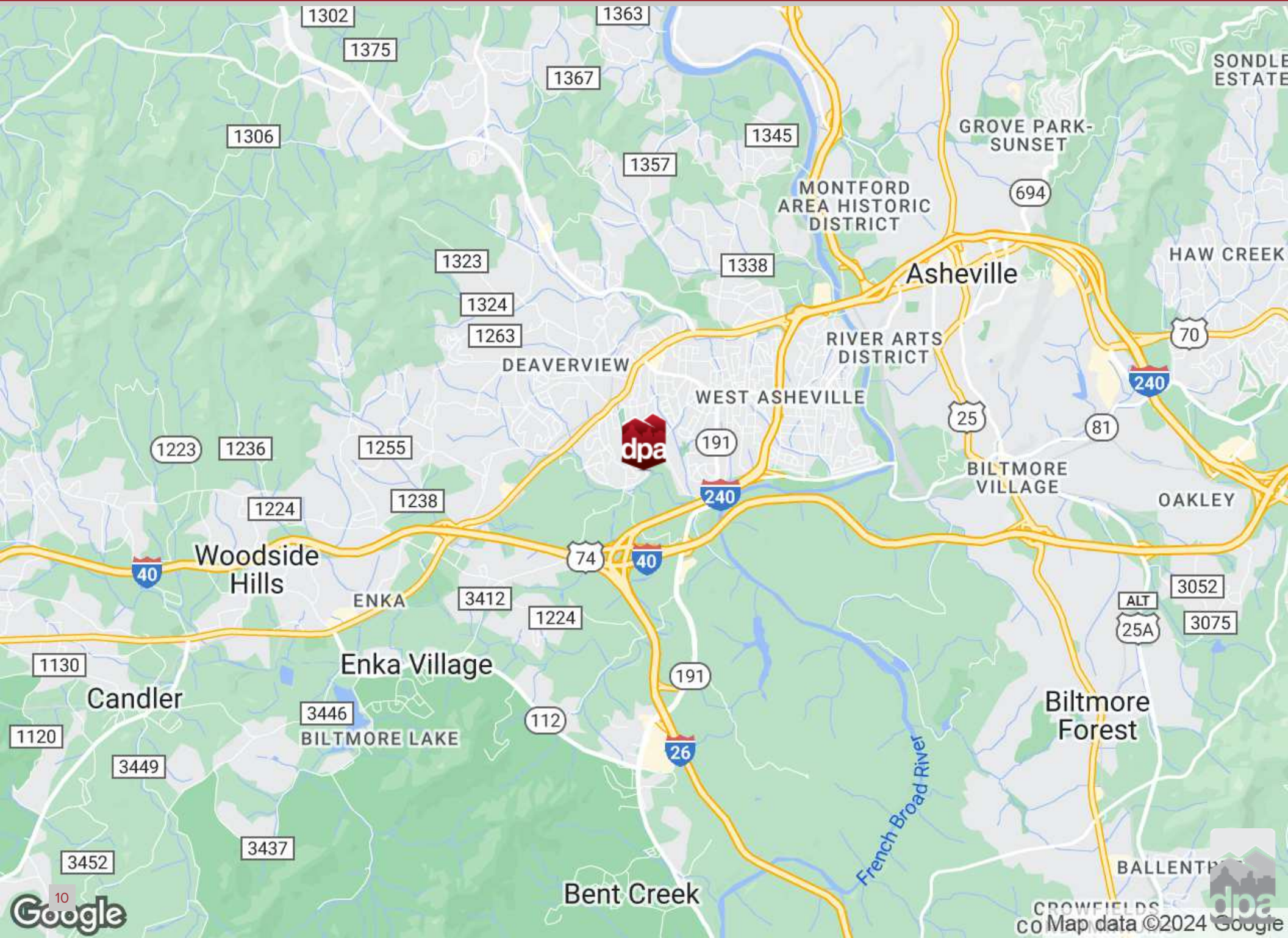
Close to major highways
I-40, I-240 and I-26

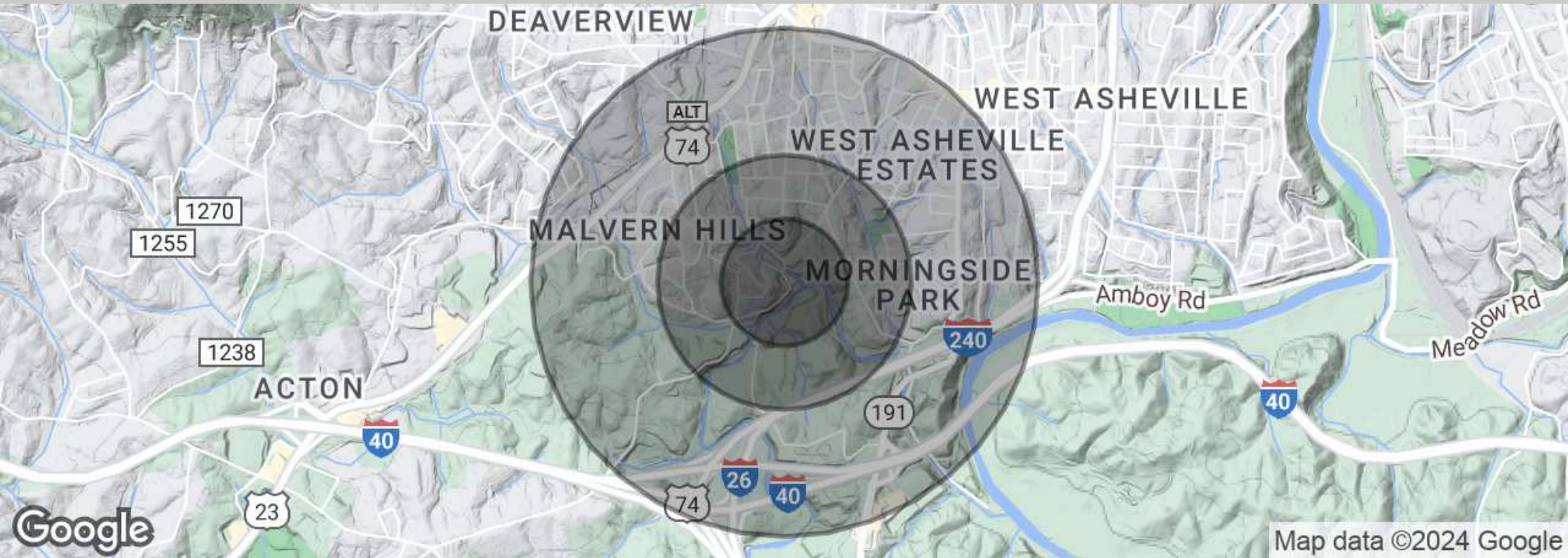
Tim Bramley, CCIM, SIOR

NC #271946

Tim.Bramley@deweypa.com

LOCATION MAP





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	503	1,876	6,160
Average Age	38.1	38.2	38.6
Average Age (Male)	36.9	37.0	36.5
Average Age (Female)	43.5	43.0	41.8

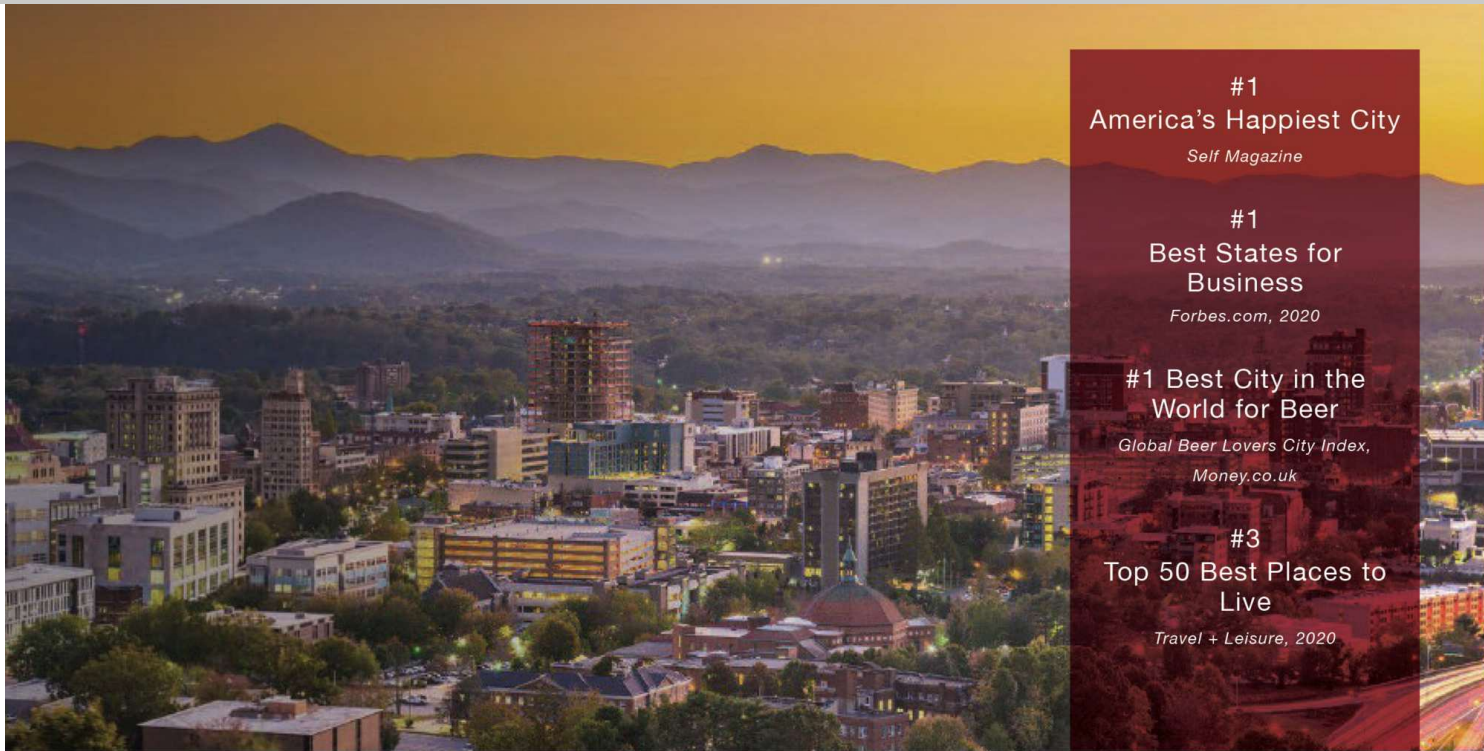
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	261	977	3,132
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$61,997	\$60,662	\$60,217
Average House Value	\$319,012	\$309,998	\$271,356

2020 American Community Survey (ACS)

Tim Bramley, CCIM, SIOR
 NC #271946

Tim.Bramley@deweypa.com





DID YOU KNOW

- As one of the crown jewels of the Carolinas, Asheville is a booming tourist destination that attracts nearly **12 million visitors annually**.
- Located in Western North Carolina, the city provides the perfect blend of tourist attractions with the outdoor lifestyle, residing a short drive from multiple national forests, and attracting adventurous guests who want to experience the best of both the outdoors and culture while staying. The city is now known for its booming craft brewery economy, vibrant award-winning restaurant scene, eclectic artist studios, and beautiful mountain ranges. The city was first widely known as the home of The Biltmore Estate, an 8,000-acre mansion built at the end of the 19th century, still the largest privately owned residence in the United States. The Biltmore is one of the largest tourism attractions in the Southeast with 1.4 million visitors each year, a major portion of Asheville's 11 million annual visitors.
- Over time, both Downtown Asheville and the River Arts District have gained national attention as equally alluring to visitors. The Asheville MSA has 468,520 residents, a 9% increase since 2010. The city's evolution as the residential hub of Western North Carolina is evidenced by the 29% median income and 20% job growth since 2010. The Asheville Central Business District is home to 90,000 daytime workers.



Dewey
Property
Advisors

Sale Contact:

Tim Bramley, CCIM, SIOR | NC #271946

Tim.Bramley@deweypa.com

Dewey Property Advisors

1 Page Avenue

Asheville, NC 28801

Office: 828.548.0090

Cell: 828.424.1141

www.deweypa.com