

Likewise



For Sale

**WELL MAINTAINED 3-STORY
WITH INCREDIBLE VISIBILITY**

114 N. Lexington Ave, Asheville, NC 28801

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COMMERCIAL REAL ESTATE

Abigail Farrow LISTING BROKER

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OFFERING SUMMARY

| | |
|---------------|----------------|
| SALE PRICE | \$2,600,000 |
| BUILDING SIZE | 7,042 SF |
| LOT SIZE | 0.06 +/- ACRES |



BROADWAY ST.

PROPERTY FEATURES

- Well-positioned at the signalized intersection off of I-240, this property offers both interstate frontage and visibility from 2 major city streets
- 7,042 SF with three floors of usable space:
- Lexington Avenue Level: 2,240 SF
- Broadway Street Level: 2,384 SF
- Third Floor: 2,418 SF
- Building is in great condition and has been well maintained; Hardwood floors on top two levels and stairwells, newer roof (2021), and newer windows (2023)
- Historic "Meadows" Building, 1926; listed on the National Historic Registry
- 5 ADA bathrooms, platform passenger lift serving two floors, water line located on lower level, wide hallways and dual points of ingress and egress
- Commercial kitchen infrastructure with "dumb waiter" servicing all floors
- Paid parking lot with 82 spots across the street from N. Lexington Ave entrance (metered street parking available)
- MLS# 4249365



BROADWAY ST.



THIRD FLOOR



LOCATION INFORMATION

PIN 9649-31-7795-00000

COUNTY Buncombe

ZONING CBD

MAJOR ROADS I-240 & Biltmore Ave

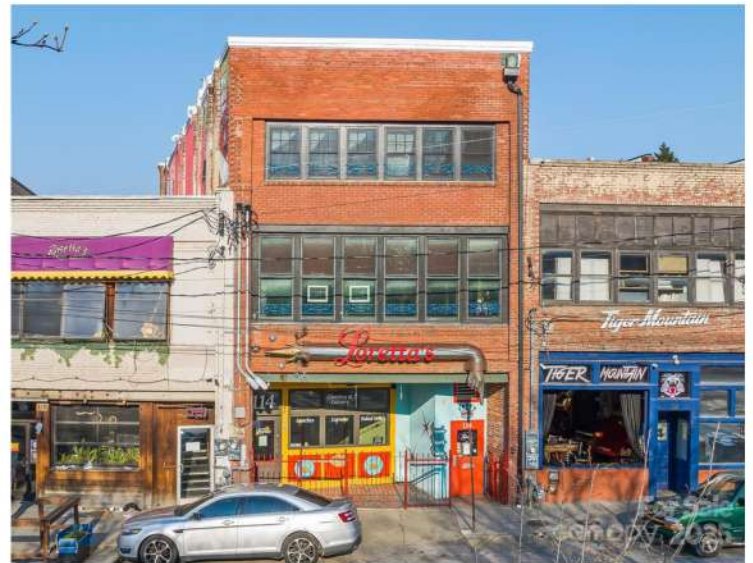
PROPERTY DETAILS

BUILDING SIZE 7,042 SF

YEAR BUILT 1926

TRAFFIC COUNT Lexington: Up to 9,999 VPD
Broadway: Up to 9,999 VPD
I-240: Up to 84,999 VPD

ROAD FRONTAGE Lexington: ± 26 FT
Broadway: ± 29 FT

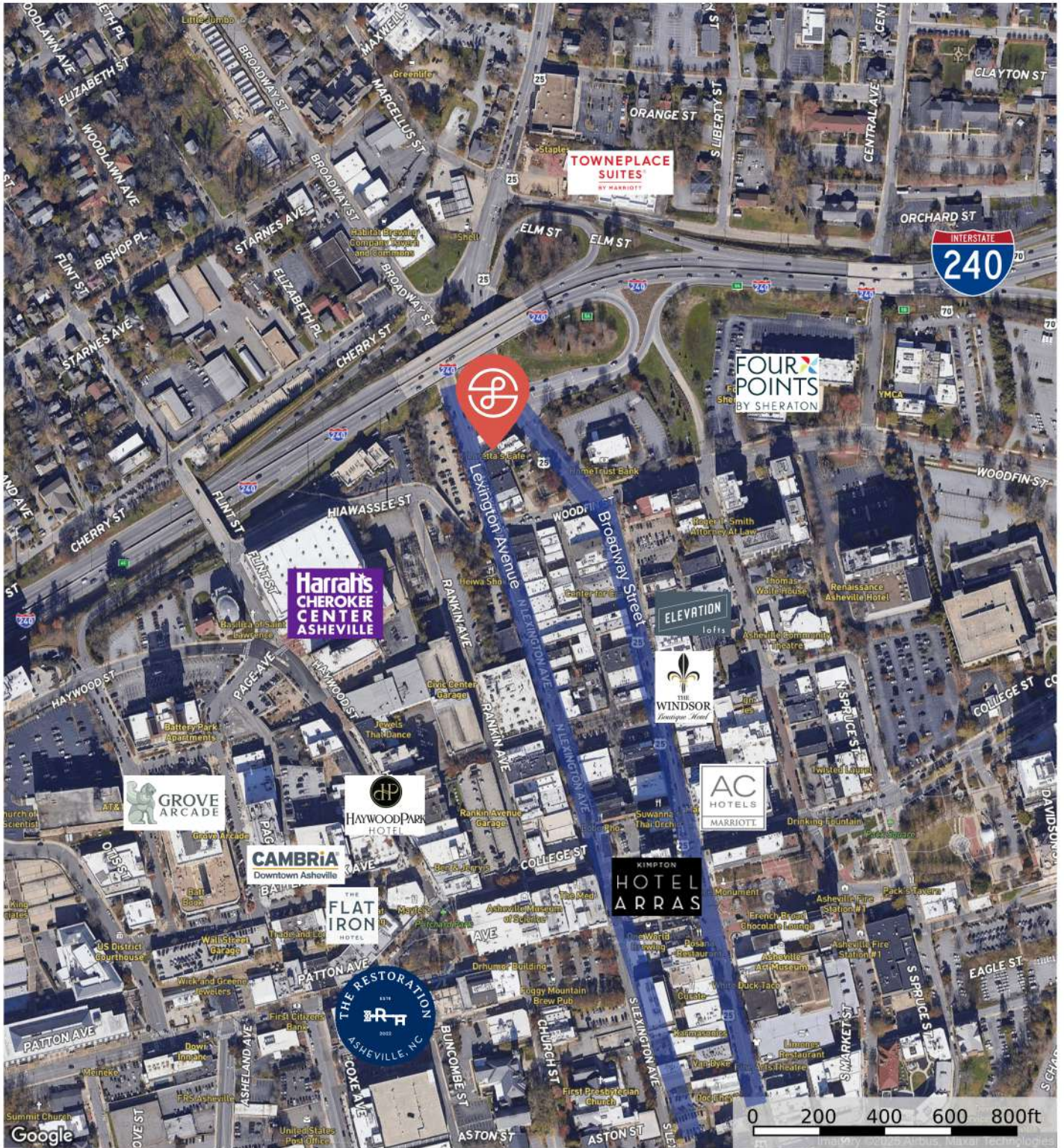


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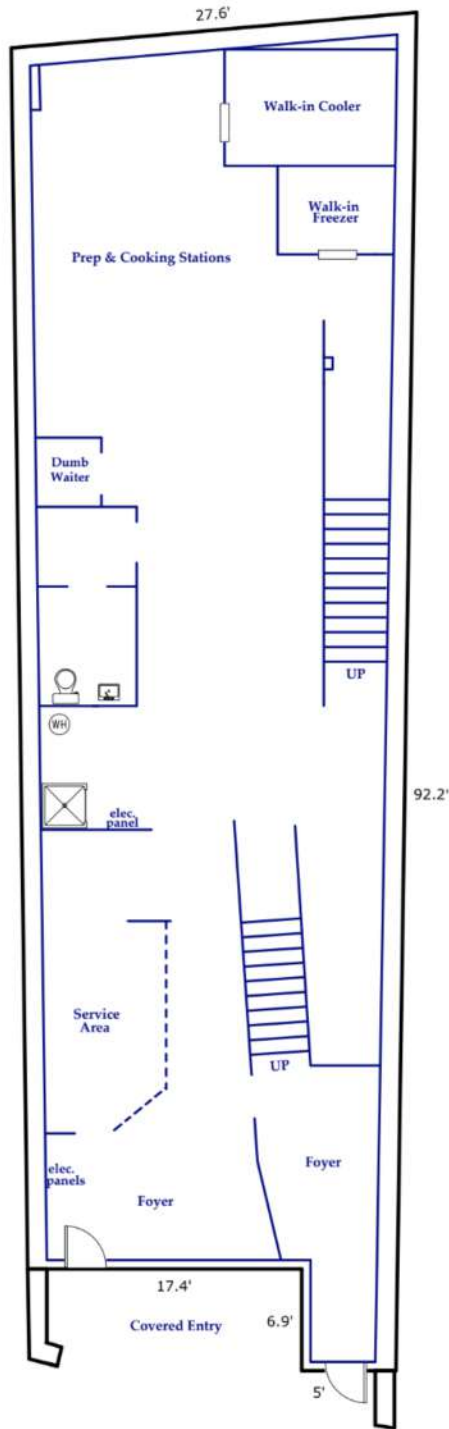
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BROADWAY STREET

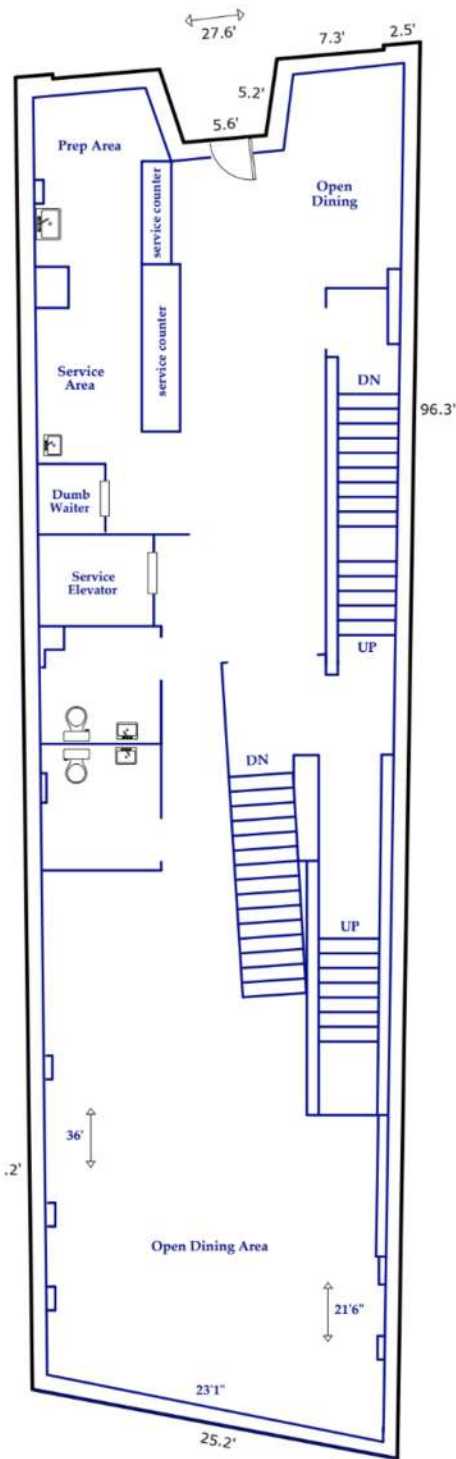


LEXINGTON AVENUE

LOWER LEVEL



BROADWAY STREET

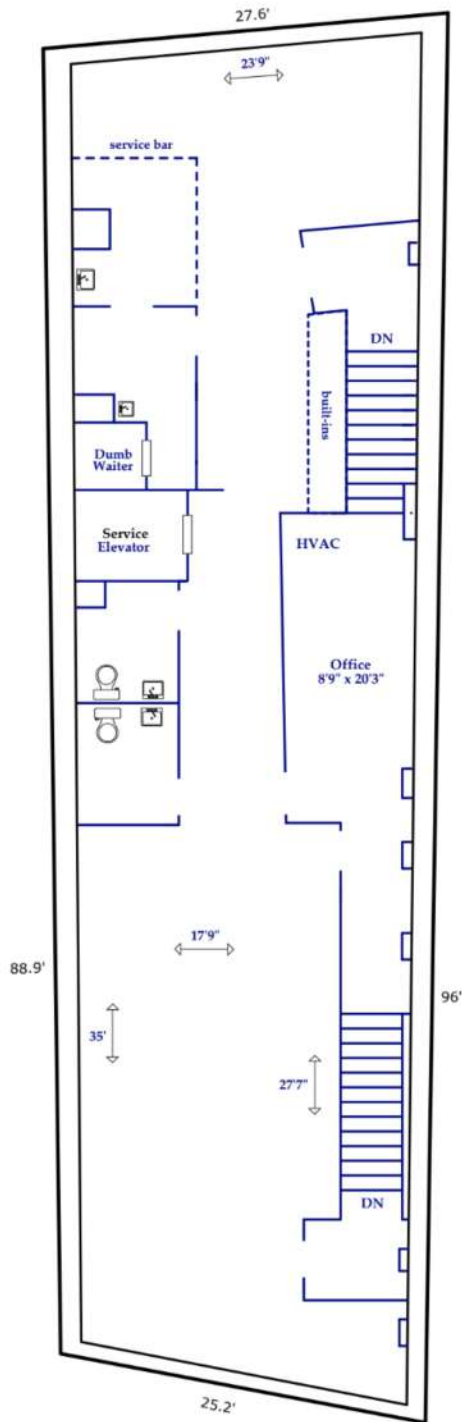


LEXINGTON AVENUE

MIDDLE LEVEL



BROADWAY STREET



LEXINGTON AVENUE

UPPER LEVEL