



LOOKING GLASS REALTY

FOR *Sale*

221 FRIENDSHIP CHURCH ROAD
SALUDA, NC 28773
OFFERED AT \$1,000,000



Welcome to The Party Place

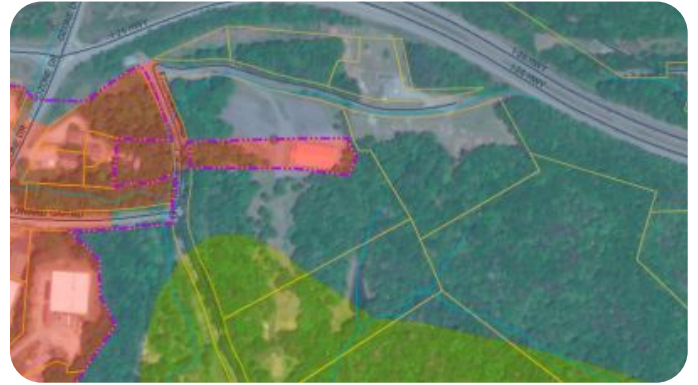
Nestled in the picturesque town of Saluda, North Carolina, The Party Place event center stands as a beacon of celebration and joy. With its charming blend of rustic elegance and modern convenience, this venue promises to elevate any occasion to unforgettable heights. From weddings and milestone birthdays to corporate gatherings and cultural festivities, The Party Place offers a versatile and enchanting setting that caters to every event's unique essence. Amidst the serene beauty of the Saluda mountains, guests are welcomed to a 12,000-square-foot haven, thoughtfully designed to host gatherings both intimate and grand. With its impeccable attention to detail and a commitment to creating cherished memories, The Party Place in Saluda embodies the essence of hospitality, making every event an experience to treasure.

FEATURES

- Fully finished 12,356 SF building in Saluda, NC
- Sitting on 7.21 acres of prime commercial real estate
- Conveniently located ½ mile from I-26 for easy access to Asheville, Greenville, Charlotte & beyond.
- Constructed in 2004, metal, wood-framed & insulated building features a concrete slab under wood floor, 16-36' ceilings, 5 bathrooms -13 stalls, loading bay door, stage, sound/lighting equipment, kitchen & bar, upstairs loft/office.
- Large septic and well with possible option to connect to city water/sewer.
- Purchase this beautifully maintained property as a turnkey event center or retool for a variety of commercial uses, including light manufacturing, possible brewery, warehousing, retail distribution and more.
- Current entertainment event center accommodates 375+ parking spaces & 750-1000 guests inside the building for a wide range of events, including weddings, concerts & tour bus stops, with the ability to sell alcohol.
- High speed fiber internet-1 gig.

MORE FACTS

- HVAC -Three gas pack units control the auditorium, One heat pump controls backstage the other heat pump controls the lobby, concessions, bathrooms and upstairs. The 1000 gallon propane tank is owned by the sellers and allows an owner to shop for the best fuel price.
- Parking - The owners verify that there are approximately 375 spots and have had up to 500 cars for a race event. Cars parked along the road as well as in the parking lots.
- Kitchen – Not currently a commercial kitchen.
- Building Contractor - In 2004 Darryl Russel, one of Saluda’s finest contractors built the building for Bob and Linda. Darryl is available for questions (828) 674-5721. He says he could not build the building today for 1.6 million dollars and this property is a deal.
- Tour Busses - Diamond Tours rents the Party Place on Tuesdays and Wednesdays for a NC BBQ dinner and show/dancing.
- Catering - A local couple in Flat Rock, Mike and Kathy Spires, “A catering Couple” do most of the catering for the Party Place.
<https://www.acateringcouple.com/>



ZONING

- Orange is Municipal Saluda City - C-2 is 1.7 Acres
- Green is Polk County - Highway Commercial approximately 5.51 Acres
- Yellow is Polk County - Multiple Use (a portion, or all of this area is being kept by owners, see survey)
- Orange Saluda City C-2 Zoning (see table of allowed uses)
- Voluntary annexation into the City of Saluda and having all of the 7.21 acres be C-2 Zoning MAY be an option. Volunteer annexation includes a request and a review by the City of Saluda Board of Commissioners and a process by the state of North Carolina. Usually this takes a 2 to 4 months. Please contact City Manager Steve Orr for more information (828) 749-2581 #4
- Green Polk County HC- Highway Commercial



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