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HISTORIC CRAFTSMAN OFFICE BUILDING ON MERRIMON AVENUE/CHESTNUT HILL

FOR SALE

141 MERRIMON AVENUE

Office Building



OFFERING SUMMARY

Sale Price	\$875,000
Number of Units	1
Lot Size	0.18 Acres
Building Size	2,494 SF

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PROPERTY SUMMARY

141 Merrimon Avenue, Asheville, NC 28801



PROPERTY DESCRIPTION

The property at 141 Merrimon Avenue offers a prime commercial opportunity in North Asheville, with high visibility on Merrimon Avenue, where 19,500 vehicles pass daily. This historic Craftsman-style building is located at the western gateway to the Chestnut Hill Historic District, just 0.4 miles from Downtown Asheville and I-240 Exit 5A. Directly across from Trader Joe's and Harris Teeter, the property provides 180 feet of frontage and easy access to Asheville's amenities. Community Business II zoning supports a range of business or residential uses. The property features hardwood floors, period details, covered porches, and 12 shared off-street parking spaces.

Please provide 24 hours in advance before showings.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	594	1,597	5,217
Total Population	1,111	3,283	10,609
Average HH Income	\$84,473	\$98,599	\$99,463

PROPERTY HIGHLIGHTS

- Corner property on Merrimon Avenue (US HWY 24)
- Historic Craftsman style at Western gateway to Chestnut Hill Historic District
- Opportunity for simultaneous user and investment ownership
- High visibility with 19,500 vehicles per day
- Across from Trader Joe's, Harris Teeter, and Chick-fil-A
- 0.4 miles to Downtown Asheville and I-240 Exit 5A
- Off-street parking (12 shared spaces)
- Easy access to the amenities of North and Downtown Asheville
- Western range (sunset) views possible from the upper level
- Covered porches



FLOOR PLANS

141 Merrimon Avenue, Asheville, NC 28801



GALLERY

141 Merrimon Avenue, Asheville, NC 28801



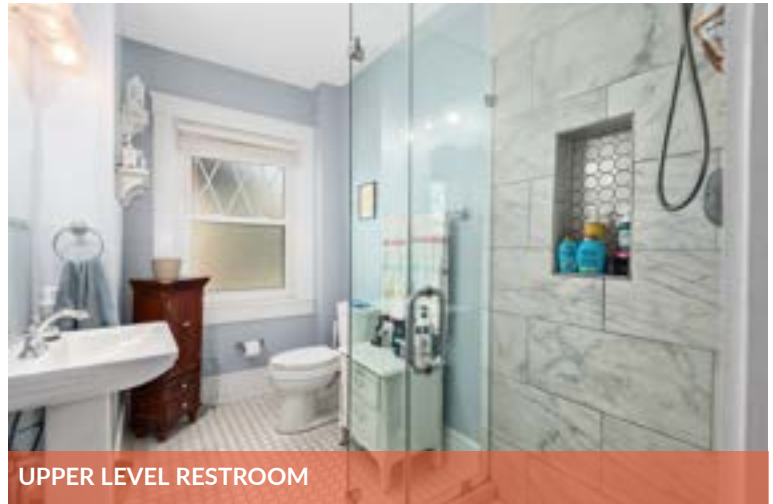
FOYER AND STAIRCASE



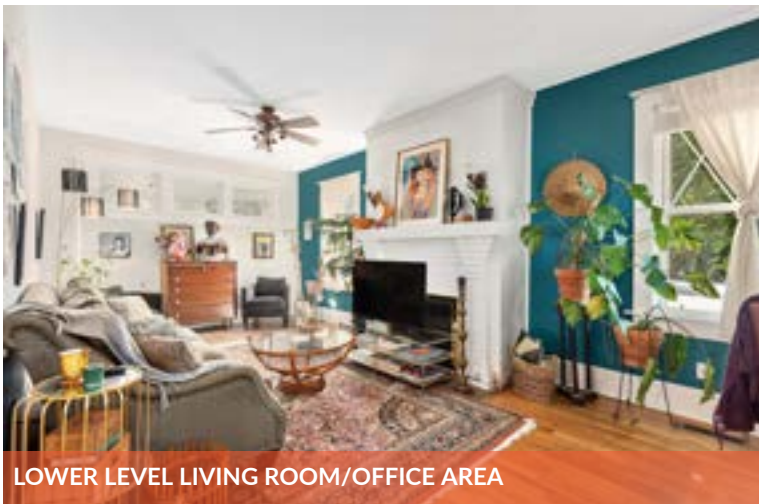
UPPER LEVEL LIVING AREA/WORK ROOM



UPPER LEVEL KITCHEN AND DINING AREA



UPPER LEVEL RESTROOM



LOWER LEVEL LIVING ROOM/OFFICE AREA



LOWER LEVEL BEDROOM/OFFICE