

Likewise



# For Sale



**\$188K NOI HISTORIC  
APARTMENT BUILDING**

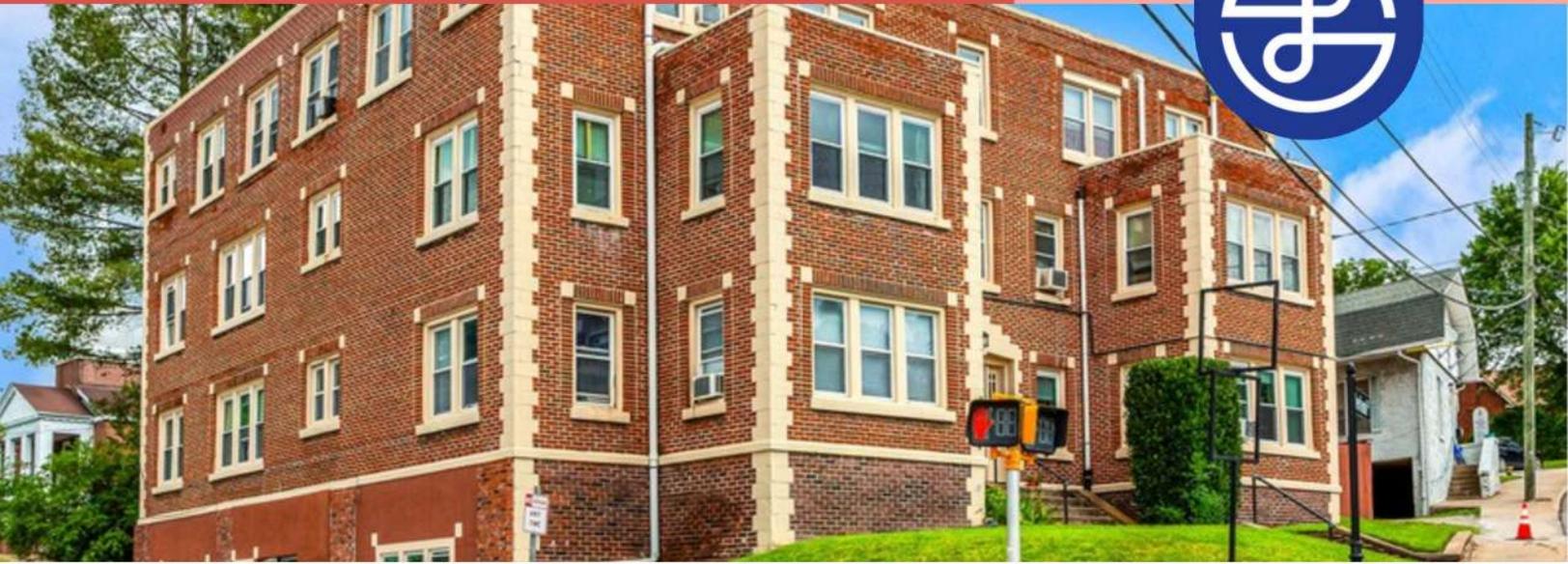
13 Newfound St., Canton, NC 28716

**Likewise**  
COMMERCIAL REAL ESTATE

**Abigail Farrow** LISTING BROKER

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13 Newfound St., Canton, NC 28716



## OFFERING SUMMARY

SALE PRICE	\$2,495,000
BUILDING SIZE	14,646 SF
ZONING	CR-2



## PROPERTY FEATURES

- \$188K NOI Investment opportunity in downtown Canton, NC
- 18-unit, 14,646 SF historic apartment building on 0.19 acres
- Strong rental income; no vacancy with wait list
- Mix of studio, one and two-bedroom units with natural light
- Downtown Canton location close to shops, restaurants, and breweries
- Minutes to Asheville and Waynesville with easy I-40 access
- MLS# 4295783



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## LOCATION INFORMATION

**PIN** 8657-81-8963

**COUNTY** Haywood

**ZONING** CR-2

**MAJOR ROADS** Newfound St, Main St, I-40

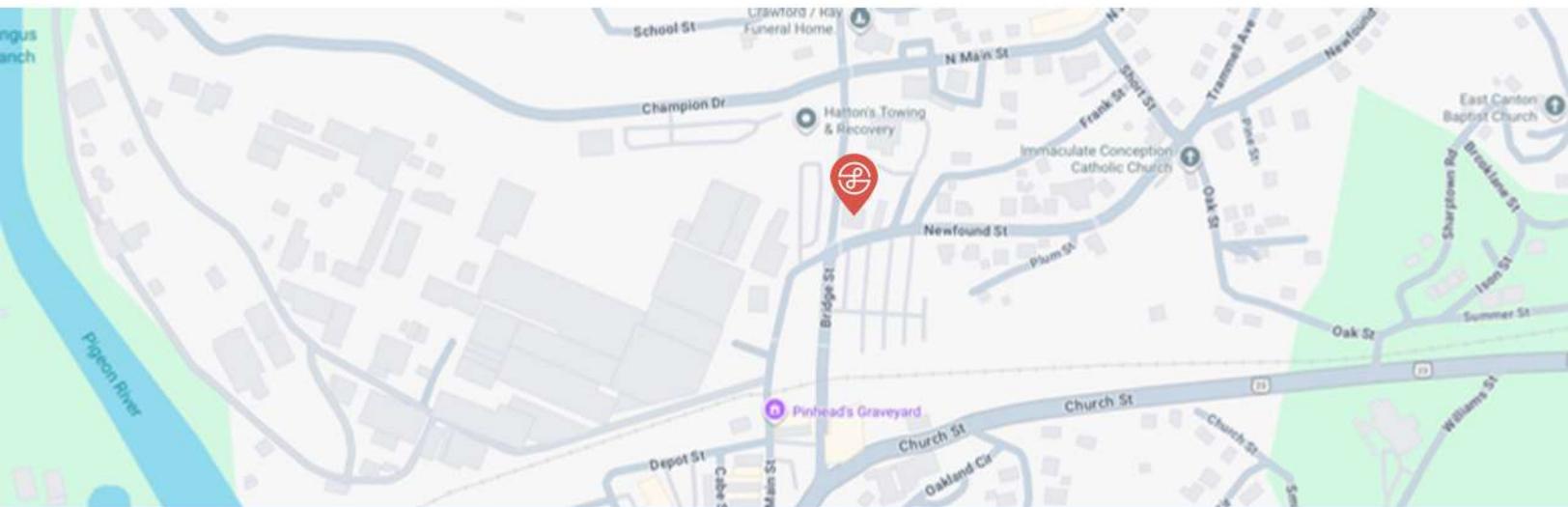
## PROPERTY DETAILS

**LOT SIZE** ± 0.19 Acres

**YEAR BUILT** 1930

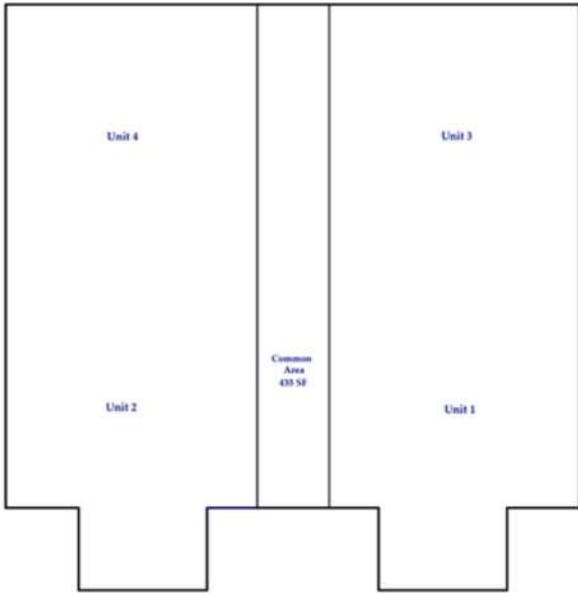
**FLOOD ZONE** No

**TRAFFIC COUNT** Up to 5,000 VPD

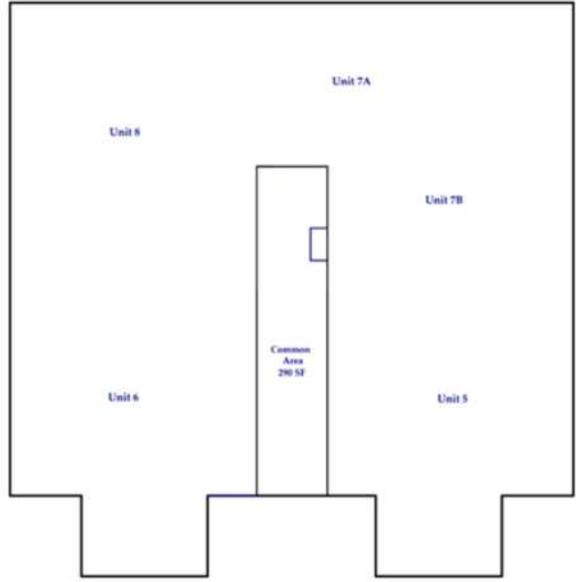




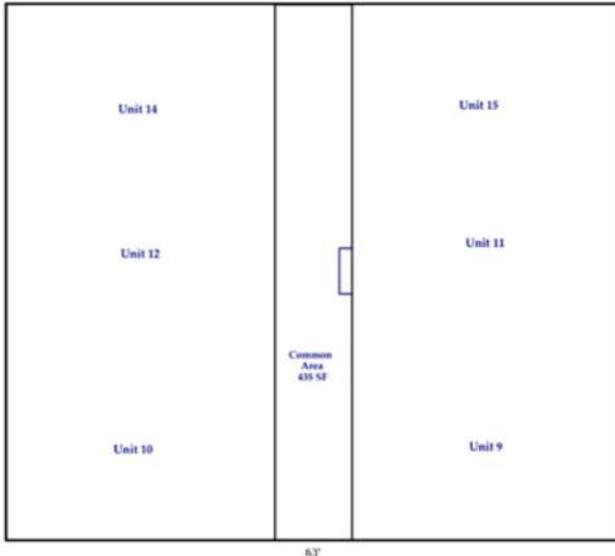
**GROSS BUILDING AREA: 14,646 SF**



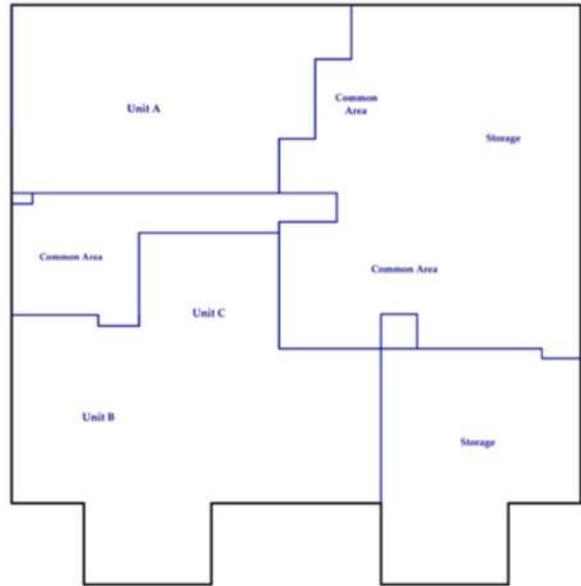
**FIRST FLOOR**  
3725 Square Feet



**SECOND FLOOR**  
3725 Square Feet



**THIRD FLOOR**  
3471 Square Feet

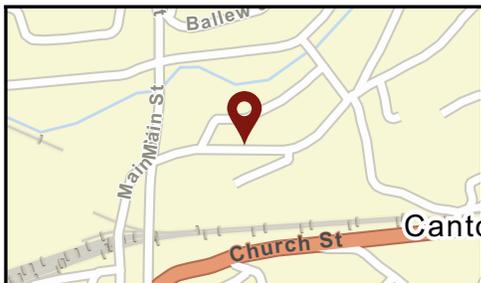
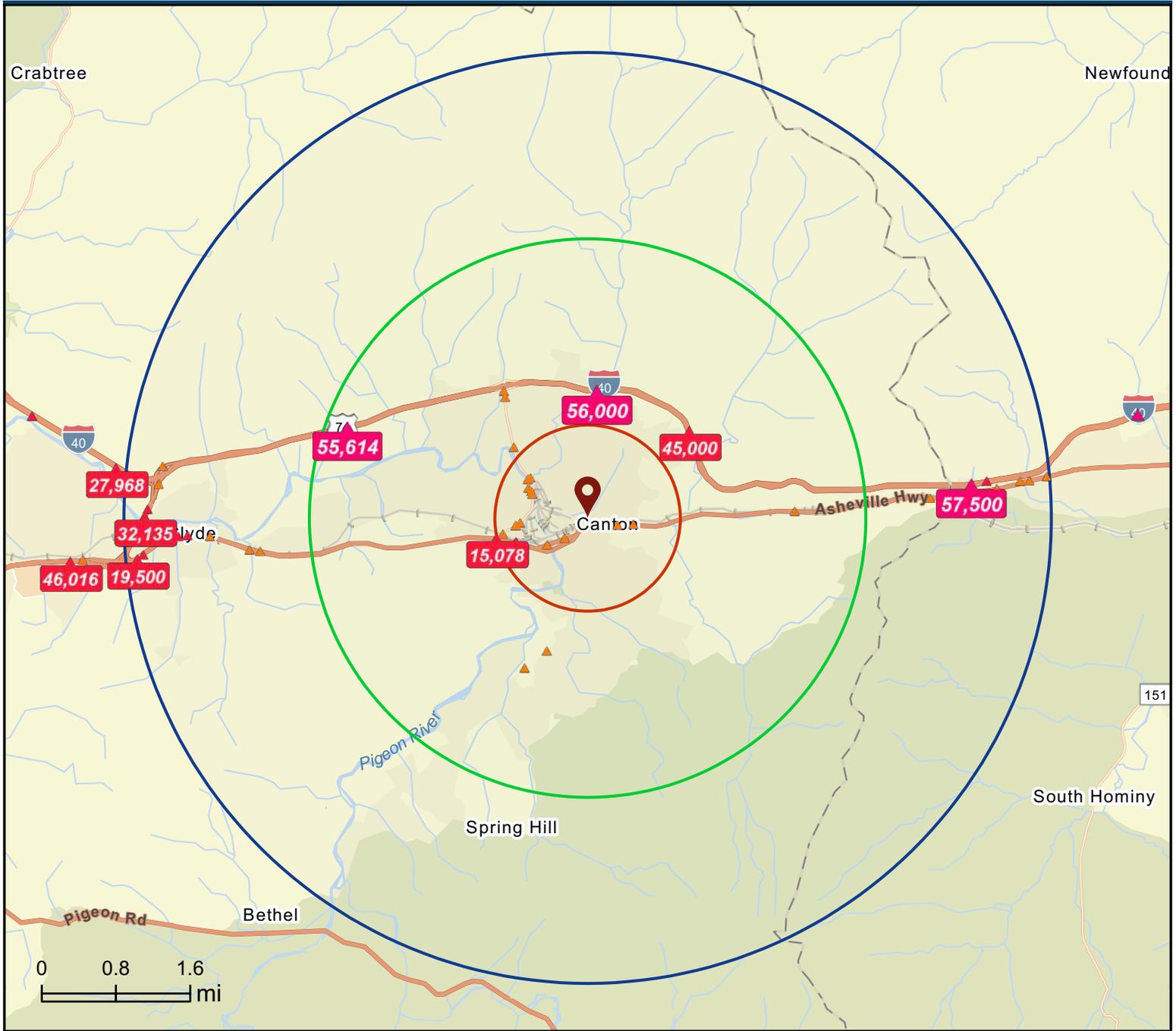


**BELOW GRADE**  
3725 Square Feet  
\*Approximate Layout\*

# Traffic Count Map

13 Newfound St, Canton, North Carolina, 28716  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.53561  
Longitude: -82.83529



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

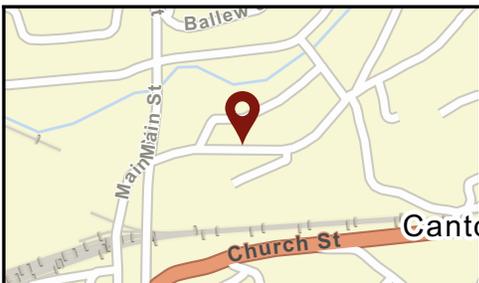
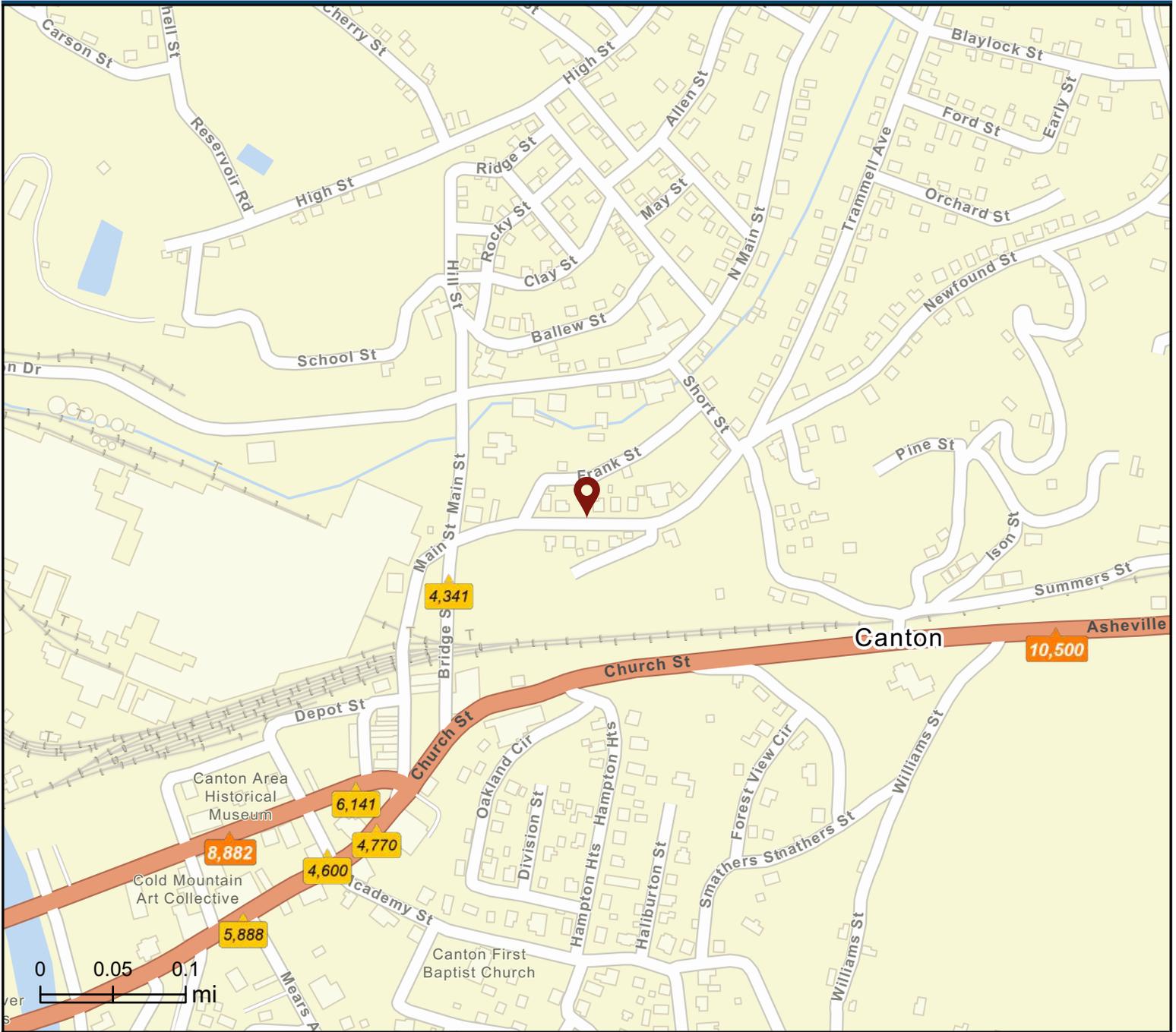


Source: ©2025 Kalibrate Technologies (Q1 2025).

# Traffic Count Map - Close Up

13 Newfound St, Canton, North Carolina, 28716  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.53561  
Longitude: -82.83529



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

13 Newfound St, Canton, North Carolina, 28716  
Ring: 5 mile radius

## Heartland Communities (13)

Dominant Tapestry Segment

### KEY FACTS



20,079

Total Population



\$253,780

Median Home Value



518

Businesses



15,804

Daytime Population



44.4

Median Age



0.1%

2025-2030  
Pop Growth  
Rate



\$33,728

Per Capita  
Income



2.3

Avg Household  
Size



\$65,114

Median Household  
Income

### KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

© 2025 Esri

Spending facts are average annual dollars per household

# Business Summary Report (NAICS)

13 Newfound St, Canton, North Carolina, 28716



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	155	371	518
Total Employees	1,428	3,541	4,641
Total Population	4,326	12,465	20,079
Employee/Population Ratio (per 100)	33.0	28.4	23.1

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry, Fishing & Hunting (11)	1	0.7%	3	0.2%	2	0.5%	8	0.2%	3	0.6%	10	0.2%
Mining (21)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities (22)	0	0.0%	0	0.0%	1	0.3%	5	0.1%	3	0.6%	12	0.3%
Construction (23)	6	3.9%	21	1.5%	28	7.5%	114	3.2%	48	9.3%	211	4.5%
Building Construction	2	1.3%	3	0.2%	9	2.4%	28	0.8%	16	3.1%	65	1.4%
Heavy/Civil Eng Construction	2	1.3%	13	0.9%	6	1.6%	54	1.5%	8	1.5%	89	1.9%
Specialty Trade Contractor	2	1.3%	5	0.3%	13	3.5%	32	0.9%	24	4.6%	58	1.3%
Manufacturing (31-33)	6	3.9%	40	2.8%	17	4.6%	260	7.3%	24	4.6%	352	7.6%
Wholesale Trade (42)	3	1.9%	12	0.8%	10	2.7%	42	1.2%	15	2.9%	73	1.6%
Durable Goods	1	0.7%	2	0.1%	5	1.4%	18	0.5%	7	1.4%	36	0.8%
Nondurable Goods	2	1.3%	10	0.7%	5	1.4%	24	0.7%	8	1.5%	37	0.8%
Trade Broker	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

13 Newfound St, Canton, North Carolina, 28716



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Retail Trade (44-45)	19	12.3%	119	8.3%	47	12.7%	479	13.5%	65	12.6%	603	13.0%
Motor Vehicle & Parts Dealers	4	2.6%	22	1.5%	15	4.0%	172	4.9%	17	3.3%	189	4.1%
Furniture & Home Furnishing Stores	3	1.9%	27	1.9%	3	0.8%	29	0.8%	3	0.6%	29	0.6%
Electronics & Appliance Stores	1	0.7%	2	0.1%	1	0.3%	2	0.1%	2	0.4%	27	0.6%
Building & Garden Equipment	1	0.7%	5	0.3%	4	1.1%	24	0.7%	6	1.2%	30	0.7%
Food & Beverage Stores	3	1.9%	36	2.5%	8	2.2%	163	4.6%	10	1.9%	171	3.7%
Health & Personal Care Stores	0	0.0%	6	0.4%	2	0.5%	23	0.7%	2	0.4%	23	0.5%
Gasoline Stations	1	0.7%	5	0.3%	4	1.1%	21	0.6%	6	1.2%	40	0.9%
Clothing, Shoe and Jewellery Stores	1	0.7%	1	0.1%	1	0.3%	1	0.0%	3	0.6%	6	0.1%
Sporting Goods, Hobby & Music Stores	4	2.6%	12	0.8%	7	1.9%	25	0.7%	12	2.3%	39	0.8%
General Merchandise Stores	0	0.0%	3	0.2%	2	0.5%	19	0.5%	5	1.0%	49	1.1%
Transportation & Warehousing (48-49)	4	2.6%	22	1.5%	10	2.7%	56	1.6%	14	2.7%	86	1.9%
Truck Transportation	0	0.0%	0	0.0%	1	0.3%	3	0.1%	2	0.4%	4	0.1%
Information (51)	4	2.6%	17	1.2%	6	1.6%	27	0.8%	9	1.7%	43	0.9%
Finance & Insurance (52)	9	5.8%	68	4.8%	20	5.4%	105	3.0%	25	4.8%	129	2.8%
Central Bank/Credit & Related Activities	3	1.9%	44	3.1%	6	1.6%	58	1.6%	8	1.5%	73	1.6%
Securities & Commodity Contracts	1	0.7%	4	0.3%	6	1.6%	18	0.5%	8	1.5%	23	0.5%
Funds, Trusts & Other Financial	5	3.2%	21	1.5%	8	2.2%	29	0.8%	8	1.5%	32	0.7%
Real Estate, Rental & Leasing (53)	7	4.5%	16	1.1%	21	5.7%	46	1.3%	26	5.0%	57	1.2%
Professional, Scientific & Tech Services (54)	9	5.8%	53	3.7%	21	5.7%	109	3.1%	28	5.4%	137	3.0%
Legal Services	1	0.7%	7	0.5%	2	0.5%	10	0.3%	3	0.6%	12	0.3%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (NAICS)

13 Newfound St, Canton, North Carolina, 28716



Rings: 1, 3, 5 mile radii

by NAICS Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Management of Companies (55)	1	0.7%	3	0.2%	2	0.5%	6	0.2%	2	0.4%	7	0.1%
Administrative, Support & Waste Mgmt (56)	5	3.2%	291	20.4%	16	4.3%	467	13.2%	21	4.0%	485	10.4%
Educational Services (61)	2	1.3%	132	9.2%	7	1.9%	400	11.3%	12	2.3%	545	11.7%
Health Care & Social Assistance (62)	11	7.1%	101	7.1%	22	5.9%	221	6.2%	41	7.9%	501	10.8%
Ambulatory Health Care	7	4.5%	44	3.1%	14	3.8%	97	2.7%	25	4.8%	191	4.1%
Hospital	1	0.7%	13	0.9%	1	0.3%	13	0.4%	1	0.2%	13	0.3%
Nursing/Residential Care	1	0.7%	31	2.2%	2	0.5%	70	2.0%	5	1.0%	225	4.8%
Social Assistance	2	1.3%	13	0.9%	6	1.6%	40	1.1%	10	1.9%	72	1.6%
Arts, Entertainment & Recreation (71)	4	2.6%	18	1.3%	8	2.2%	48	1.4%	8	1.5%	50	1.1%
Accommodation & Food Services (72)	14	9.0%	235	16.5%	37	10.0%	636	18.0%	42	8.1%	683	14.7%
Accommodation	2	1.3%	102	7.1%	4	1.1%	121	3.4%	5	1.0%	127	2.7%
Food & Drinking Places	12	7.7%	133	9.3%	33	8.9%	515	14.5%	36	7.0%	556	12.0%
Other Services Except Public Admin (81)	31	20.0%	124	8.7%	66	17.8%	293	8.3%	88	17.0%	397	8.6%
Repair & Maintenance	6	3.9%	17	1.2%	18	4.8%	58	1.6%	24	4.6%	83	1.8%
Auto Repair & Maintenance	6	3.9%	16	1.1%	17	4.6%	56	1.6%	22	4.3%	75	1.6%
Personal & Laundry Service	9	5.8%	35	2.5%	15	4.0%	119	3.4%	22	4.3%	163	3.5%
Civic and Other Orgs	16	10.3%	71	5.0%	33	8.9%	116	3.3%	43	8.3%	150	3.2%
Public Administration (92)	13	8.4%	152	10.6%	18	4.8%	218	6.2%	24	4.6%	260	5.6%
Unclassified Establishments (99)	6	3.9%	0	0.0%	13	3.5%	0	0.0%	19	3.7%	0	0.0%
<b>Total (11-99)</b>	<b>155</b>	<b>100.0%</b>	<b>1,428</b>	<b>100.0%</b>	<b>371</b>	<b>100.0%</b>	<b>3,541</b>	<b>100.0%</b>	<b>518</b>	<b>100.0%</b>	<b>4,641</b>	<b>100.0%</b>



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Data note: Not all NAICS subcategories for a 2 digit major category are being shown.

# Business Summary Report (SIC)

13 Newfound St, Canton, North Carolina, 28716



Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses	155	371	518
Total Employees	1,428	3,541	4,641
Total Population	4,326	12,465	20,079
Employee/Population Ratio (per 100 )	33.0	28.4	23.1

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Agriculture & Mining (01-14)	4	2.6%	11	0.8%	13	3.5%	44	1.2%	19	3.7%	65	1.4%
Construction (15-17)	6	3.9%	20	1.4%	27	7.3%	112	3.2%	46	8.9%	209	4.5%
Manufacturing (20-39)	5	3.2%	37	2.6%	15	4.0%	255	7.2%	19	3.7%	342	7.4%
Transportation (40-47)	5	3.2%	27	1.9%	13	3.5%	65	1.8%	19	3.7%	96	2.1%
Communication (48)	2	1.3%	12	0.8%	4	1.1%	21	0.6%	5	1.0%	30	0.7%
Utility (49)	1	0.7%	279	19.5%	4	1.1%	431	12.2%	7	1.4%	441	9.5%
Wholesale Trade (50-51)	3	1.9%	12	0.8%	10	2.7%	42	1.2%	15	2.9%	73	1.6%
Retail Trade Summary (52-59)	32	20.6%	255	17.9%	83	22.4%	1,003	28.3%	105	20.3%	1,168	25.2%
Home Improvement	1	0.7%	5	0.3%	4	1.1%	24	0.7%	6	1.2%	30	0.7%
General Merchandise Stores	0	0.0%	3	0.2%	2	0.5%	19	0.5%	4	0.8%	48	1.0%
Food Stores	3	1.9%	34	2.4%	8	2.2%	161	4.5%	10	1.9%	169	3.6%
Auto Dealers & Gas Stations	5	3.2%	28	2.0%	19	5.1%	193	5.5%	23	4.4%	226	4.9%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.4%	5	0.1%
Furniture & Home Furnishings	4	2.6%	30	2.1%	7	1.9%	35	1.0%	8	1.5%	61	1.3%
Eating & Drinking Places	12	7.7%	133	9.3%	33	8.9%	515	14.5%	36	7.0%	556	12.0%
Miscellaneous Retail	6	3.9%	23	1.6%	11	3.0%	56	1.6%	17	3.3%	72	1.6%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

# Business Summary Report (SIC)

13 Newfound St, Canton, North Carolina, 28716



Rings: 1, 3, 5 mile radii

by SIC Codes	1 mile				3 miles				5 miles			
	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Finance, Insurance, Real Estate (60-67)	15	9.7%	88	6.2%	34	9.2%	145	4.1%	43	8.3%	178	3.8%
Banks, Savings & Lending	3	1.9%	44	3.1%	5	1.4%	55	1.6%	7	1.4%	70	1.5%
Securities Brokers	1	0.7%	4	0.3%	6	1.6%	18	0.5%	8	1.5%	23	0.5%
Insurance Carriers & Agents	5	3.2%	21	1.5%	8	2.2%	29	0.8%	8	1.5%	32	0.7%
Real Estate, Investment Offices	7	4.5%	20	1.4%	15	4.0%	43	1.2%	19	3.7%	52	1.1%
Services Summary (70-89)	63	40.6%	534	37.4%	138	37.2%	1,206	34.1%	197	38.0%	1,777	38.3%
Hotels & Lodging	2	1.3%	102	7.1%	4	1.1%	121	3.4%	5	1.0%	127	2.7%
Automotive Services	8	5.2%	24	1.7%	22	5.9%	73	2.1%	27	5.2%	94	2.0%
Movies & Amusements	4	2.6%	20	1.4%	9	2.4%	51	1.4%	9	1.7%	53	1.1%
Health Services	9	5.8%	79	5.5%	16	4.3%	167	4.7%	31	6.0%	417	9.0%
Legal Services	1	0.7%	7	0.5%	2	0.5%	10	0.3%	3	0.6%	12	0.3%
Education Inst. & Libraries	3	1.9%	135	9.4%	8	2.2%	403	11.4%	14	2.7%	549	11.8%
Other Services	36	23.2%	167	11.7%	77	20.8%	381	10.8%	107	20.7%	524	11.3%
Government (91-97)	13	8.4%	152	10.6%	18	4.8%	218	6.2%	24	4.6%	260	5.6%
Unclassified Establishments (99)	6	3.9%	0	0.0%	13	3.5%	0	0.0%	19	3.7%	0	0.0%
Totals (01-99)	155	100.0%	1,428	100.0%	371	100.0%	3,541	100.0%	518	100.0%	4,641	100.0%



**Source:** This infographic contains data provided by Esri-Data Axle (2025), Esri (2025).

# Key Facts

13 Newfound St, Canton, North Carolina, 28716  
Ring: 5 mile radius

## KEY FACTS

20,079

Population



2.3

Average Household Size

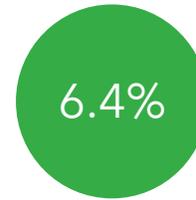


Median Age

\$65,114

Median Household Income

## EDUCATION



No High School Diploma



32.2%

High School Graduate



36.8%

Some College/  
Associate's Degree



24.6%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



518

Total Businesses



4,641

Total Employees

## EMPLOYMENT



54.2%

White Collar



24.4%

Blue Collar



21.4%

Services



Unemployment Rate

## INCOME



\$65,114

Median Household Income



\$33,728

Per Capita Income



\$191,472

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (18.4%)

The smallest group: \$200,000+ (3.9%)

Indicator ▲	Value	Diff		
<\$15,000	9.2%	0		
\$15,000 - \$24,999	8.6%	+0.9%		
\$25,000 - \$34,999	10.7%	+1.1%		
\$35,000 - \$49,999	9.9%	-3.4%		
\$50,000 - \$74,999	17.6%	+0.9%		
\$75,000 - \$99,999	14.6%	-1.2%		
\$100,000 - \$149,999	18.4%	+2.1%		
\$150,000 - \$199,999	7.2%	+0.6%		
\$200,000+	3.9%	-1.0%		

Bars show deviation from Haywood County

# Demographic and Income Profile

13 Newfound St, Canton, North Carolina, 28716



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	19,894	20,079	20,228
Total Households	8,231	8,460	8,621
Family Households	5,465	5,481	5,544
Average Household Size	2.38	2.34	2.31
Owner Occupied Housing Units	6,261	6,489	6,705
Renter Occupied Housing Units	1,970	1,971	1,916
Median Age	44.2	44.4	45.0

Trends 2025 - 2030	Area	State	National
Population	0.1%	0.8%	0.4%
Households	0.4%	1.1%	0.6%
Family Population	0.2%	0.9%	0.5%
Owner Occupied Housing Units	0.7%	1.2%	0.0%
Median Household Income	2.0%	2.6%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	775	9.2%	710	8.2%
\$15,000-\$24,999	727	8.6%	647	7.5%
\$25,000-\$34,999	902	10.7%	860	10.0%
\$35,000-\$49,999	836	9.9%	782	9.1%
\$50,000-\$74,999	1,492	17.6%	1,454	16.9%
\$75,000-\$99,999	1,236	14.6%	1,249	14.5%
\$100,000-\$149,999	1,554	18.4%	1,751	20.3%
\$150,000-\$199,999	606	7.2%	769	8.9%
\$200,000 or greater	333	3.9%	398	4.6%
Median Household Income	\$65,114	-	\$71,853	-
Average Household Income	\$79,496	-	\$85,382	-
Per Capita Income	\$33,728	-	\$36,652	-

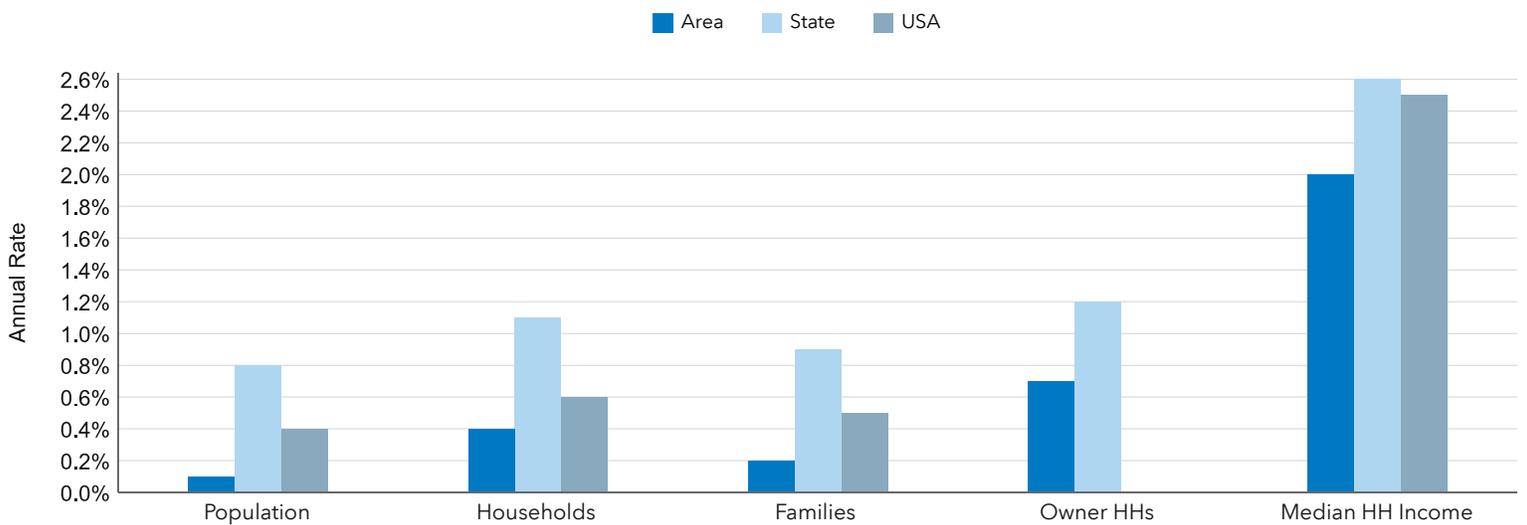
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	998	5.0%	971	4.8%	971	4.8%
5-9	1,128	5.7%	1,078	5.4%	1,002	5.0%
10-14	1,106	5.6%	1,146	5.7%	1,101	5.4%
15-19	1,205	6.1%	1,029	5.1%	1,069	5.3%
20-24	963	4.8%	1,008	5.0%	865	4.3%
25-29	1,183	6.0%	1,058	5.3%	1,111	5.5%
30-34	1,241	6.2%	1,342	6.7%	1,140	5.6%
35-39	1,140	5.7%	1,345	6.7%	1,431	7.1%
40-44	1,170	5.9%	1,207	6.0%	1,419	7.0%
45-49	1,353	6.8%	1,216	6.1%	1,263	6.2%
50-54	1,400	7.0%	1,374	6.8%	1,211	6.0%
55-59	1,454	7.3%	1,417	7.1%	1,377	6.8%
60-64	1,380	6.9%	1,412	7.0%	1,395	6.9%
65-69	1,231	6.2%	1,293	6.4%	1,356	6.7%
70-74	1,119	5.6%	1,125	5.6%	1,210	6.0%
75-79	778	3.9%	923	4.6%	959	4.7%
80-84	536	2.7%	590	2.9%	721	3.6%
Age 85+	509	2.6%	544	2.7%	629	3.1%

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	18,083	90.9%	18,041	89.8%	18,009	89.0%
Black Alone	300	1.5%	325	1.6%	338	1.7%
American Indian	117	0.6%	140	0.7%	153	0.8%
Asian Alone	74	0.4%	85	0.4%	91	0.5%
Pacific Islander	1	0.0%	5	0.0%	6	0.0%
Some Other Race	352	1.8%	399	2.0%	436	2.2%
Two or More Races	968	4.9%	1,085	5.4%	1,193	5.9%
Hispanic (Any Race)	860	4.3%	982	4.9%	1,084	5.4%

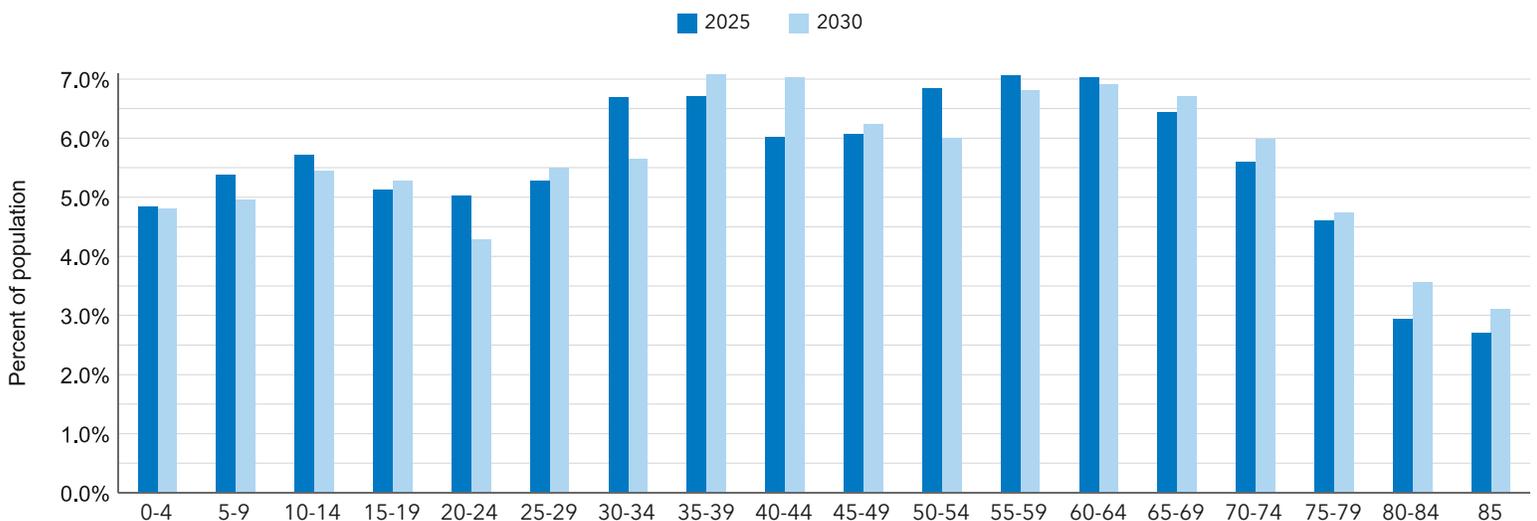
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



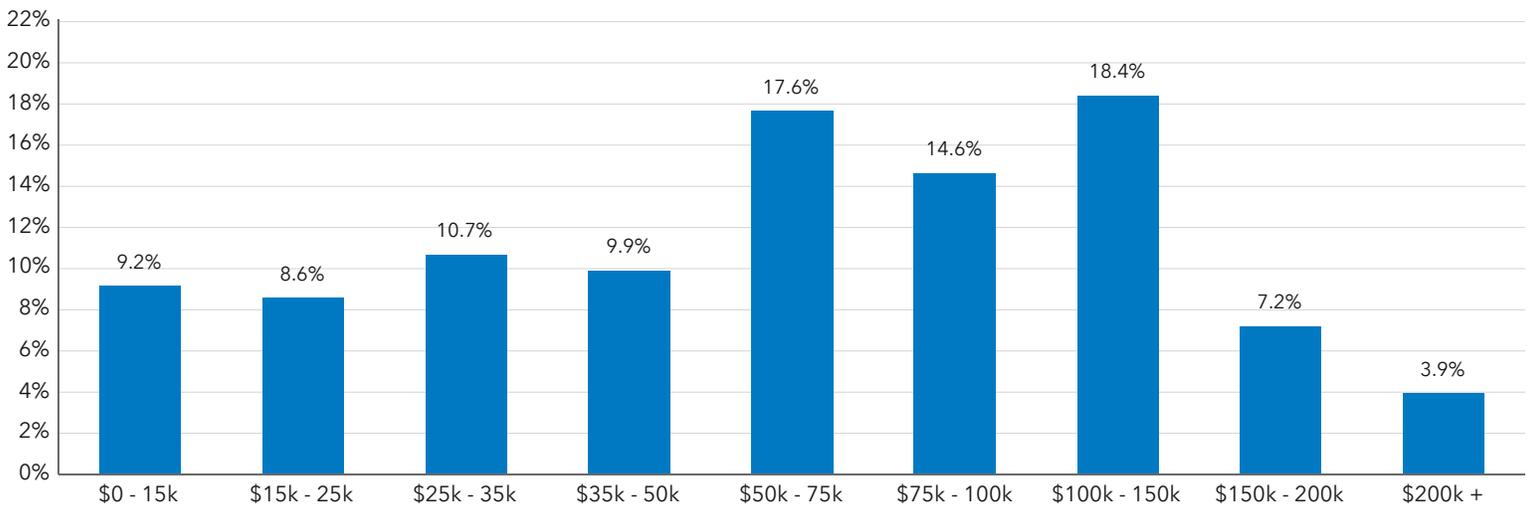
## Population by Age



## Key Indicators for 2025



## Households by Income for 2025



## Population by Race

