

39 N LEXINGTON AVENUE

TURN-KEY RESTAURANT & BREWERY FOR LEASE



Property Website

PROPERTY DETAILS & HIGHLIGHTS

Lease Price	\$35/SF/YR, NNN
Condo Square Footage	7,429 SF
Property Type	Retail
Year Built	1916

RETAIL CONDO FOR LEASE

The retail (restaurant / bar condo) at 39 N. Lexington Avenue in Asheville is now available for lease! This property offers a unique opportunity for a new operator seeking a turn-key restaurant and brewery in the heart of Downtown.

Constructed in 1916, this historic building features a brick facade and has housed various businesses over the years, including the Oscar Blues Brewery and Bold Rock Hard Cider/Taproom.

The space is set up as a full Brewery with a 15 Barrel Brewhouse and a fully equipped restaurant / bar / commercial kitchen. The space features 7,000 square feet of retail space and 1,000 square feet of dry/cold storage on the second floor off Rankin Ave.

39 N. Lexington is situated in the heartbeat of Downtown Asheville and benefits from the city's reputation as a hot spot for tourism. The property is also available for sale.



FULLY EQUIPPED BREWERY & RESTAURANT

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Owner is willing to entertain conversations around a Lease / Purchase / Option scenario for the right credit tenant / buyer.

- 15 Barrel Brewery System
- 4 Fermenters
- 365 Seat Capacity
- Event Space in the back
- Optional room for brewery expansion



BREWERY EQUIPMENT INVENTORY

	JVNW Brewery, fermenters, brites. See brewery binder
1	15 bbl brite tank
1	Red Task Force tool Box
1	Thermaline Heat Exchanger - model T13S-36
1	2 Door Kobalt Tool Box
1	CO-Z Ultra Sonic Parts cleaner
12	BRUTE Rubbermaid trash cans with lids + 3 dollys
1	LOEFFLER / sodium Hydroxide
1	RG3 Refrigerant recovery machine -new
2	Beer PH meters
2	Product scales
1	Procon Merlin Coupler
2	Serological 10 ml Pipettes - boxes
1	Tall oak spirals - box
1	Marathon Motor - new
1	San-I-Ox test kit
	Assorted small tool and parts boxes
1	small jockey box
3	Stationary Balder pumps
1	Mobile balder pump dolly

	Assorted cleaning brushes, buckets,squeegees
1	Pelican case w/assorted gravity readers thermo meters
1	GEA Centrifuge
	Assorted clamps,hoses,elbows,zwickles,T's,valves, mash paddles
	tools,water hoses,regulators
	Air Compressor with Dryer
	Grain Room - malt mill and conveyance and hopper
	On demand hot water system
	Carbon Filter
4	Fermantation tanks
1	Additional Insulated Bright Tank
6	Single Walled Brite Tanks in the cooler on 2nd floor
1	Glycol Chiller outside on the loading dock
	Micromatic Draft Equipment
1	Pro-chiller Glycol Unit
2	Perlon Glycol Chillers on top of the Draft Cooler



Vessel Brewhouse
Qty 2



Spinbot 5,000 Infuzer
Qty 1

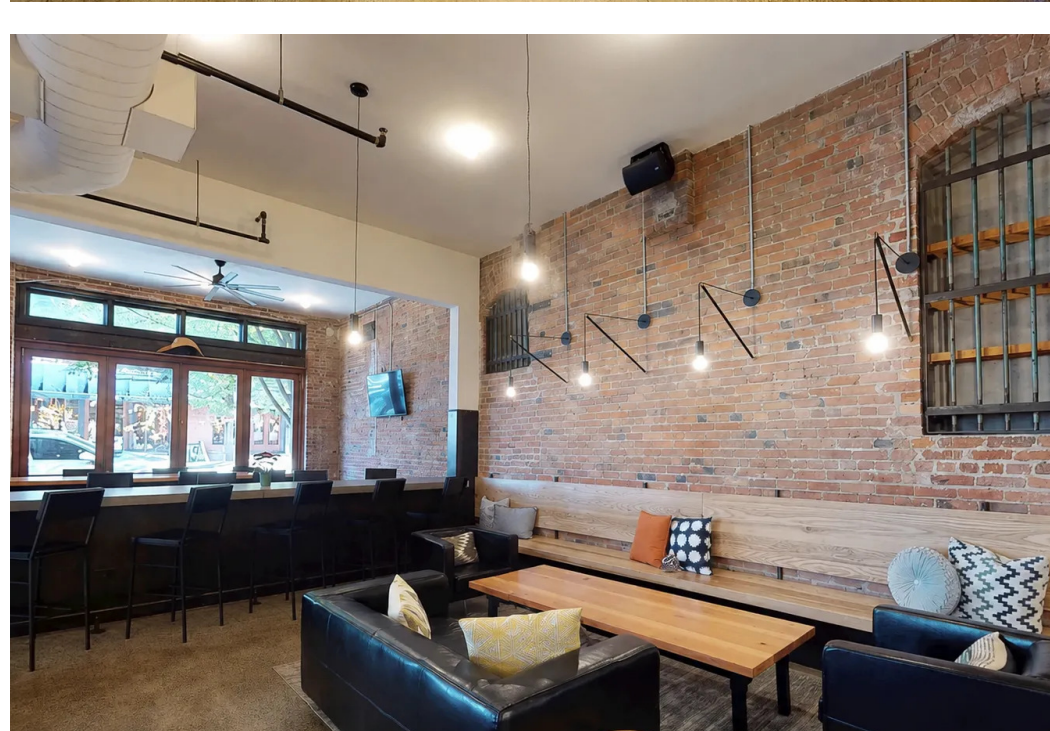


Grizzly Hop Infuzer
Qty 1



Centrifuge - Year 2015
Model # GSC40-06-077
Qty 1







Basilica of Saint Lawrence

Harrah's
CHEROKEE
CENTER • ASHEVILLE

DSSOLVR

EAST
FORK

5
WALNUT
WINEBAR

MOOGSEUM
A PRODUCT OF THE
BOB MOOG FOUNDATION

Mellow
MUSHROOM
PIZZA BAKERS

THE
WINDSOR
Boutique Hotel

OLD EUROPE
COFFEE • PASTRIES
ASHEVILLE, NC
MAKING ASHEVILLE SWEETER SINCE 1994

AC
HOTELS
MARRIOTT

39 N Lexington Ave

ANTHROPOLOGIE

TOPS
FOR SHOES

KIMPTON
HOTEL
ARRAS

Rainbow
VAULT

AM
OS
ASHEVILLE MUSEUM
OF SCIENCE

Greener
FARM BURGER

french bread
chocolates

MALAPROP'S
FOODSTORE • CAFE

DEMOGRAPHICS MAP & REPORT

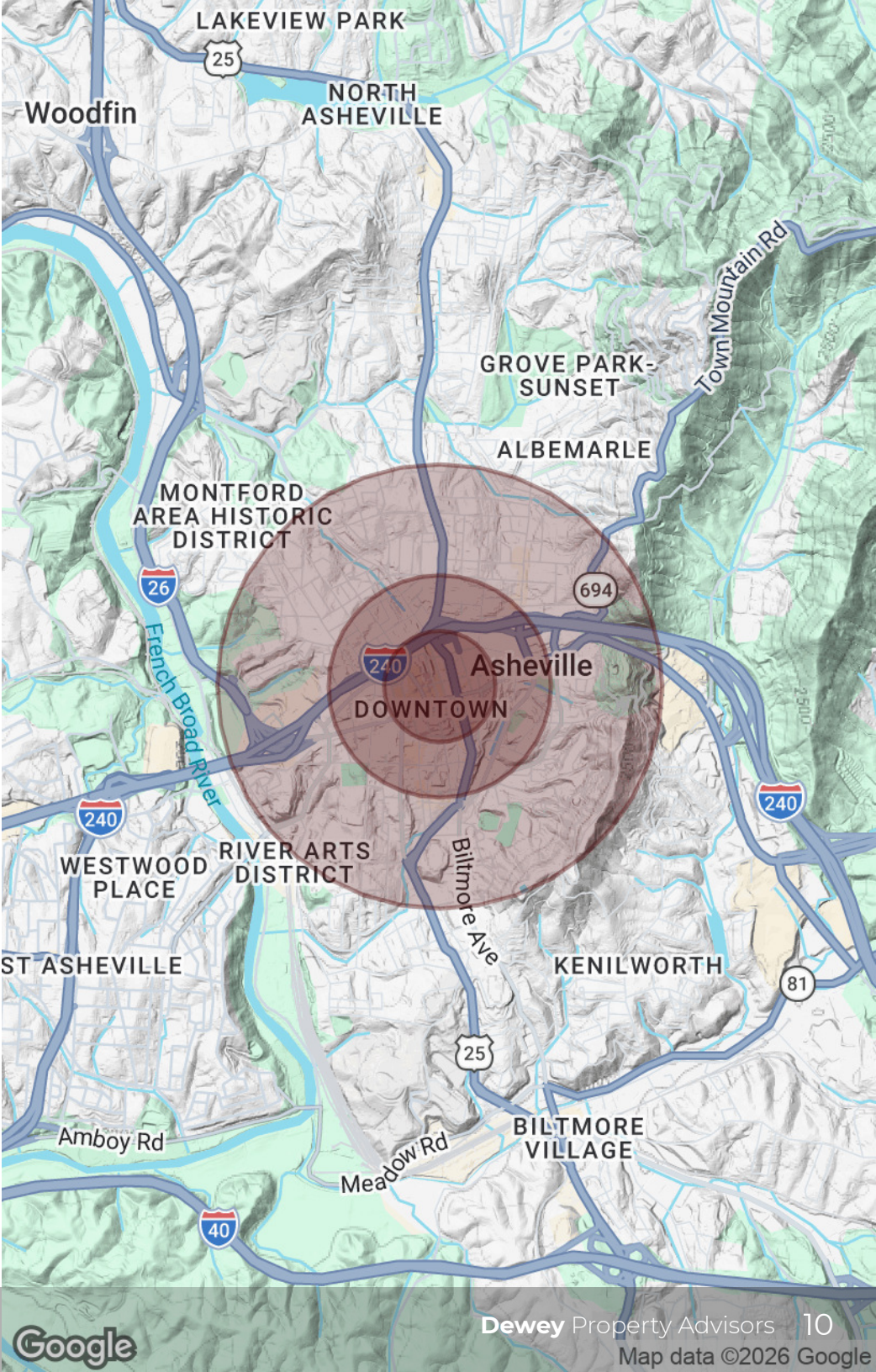
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	638	2,535	8,457
Average Age	53.9	45.2	43.6
Average Age (Male)	53.5	47.4	45.8
Average Age (Female)	58.4	46.7	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,151	3,959
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$56,946	\$78,751	\$84,992
Average House Value	\$840,859	\$680,778	\$576,234

2023 American Community Survey (ACS)

Location

Located in the heart of Downtown Asheville with high visibility on N. Lexington Avenue near major tourist corridors. The building offers access from both Lexington Avenue and Rankin Avenue, It is situated across from two public parking decks—the Rankin Avenue Garage (262 spaces) and the Civic Center Garage (550 spaces) - ensuring convenient parking for customers and employees.





Property Website



Dewey Property Advisors

FOR LEASE

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