



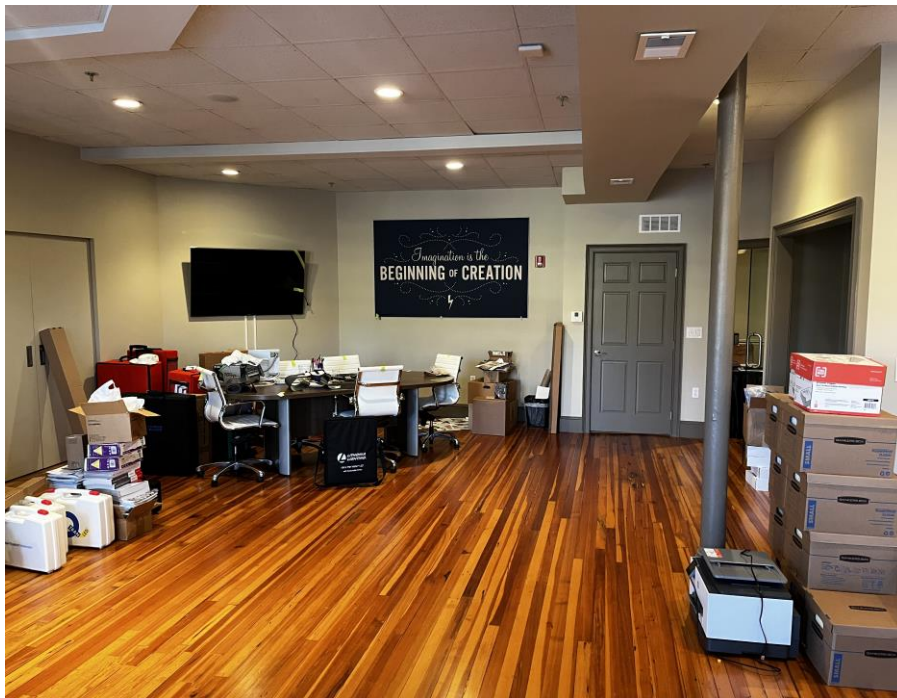
**NOW FOR SALE**

**49 BROADWAY ST, STE. 204**

**\$495,000**

**FULLY LEASED OFFICE CONDO NOW AVAILABLE IN  
DOWNTOWN ASHEVILLE**

Leased office space is now available as an Investment Opportunity in Downtown Asheville. Unit is 1,105/sf. Office overlooks Broadway St. and includes one private parking space underneath the building. Condo located on the 2<sup>nd</sup> floor. Currently leased at \$17.60/sf through 2/28/2027.



Office Tenant in Place

Lease Expires  
2/28/2027

Downtown Asheville

**JAMES WILSON**

**(828) 684-4344**

Pulliam Properties Inc.  
1970 Hendersonville Rd  
Asheville, NC 28803  
828/684-4344

[www.pulliamproperties.com](http://www.pulliamproperties.com)

[jwilson@pulliamproperties.com](mailto:jwilson@pulliamproperties.com)

