

**Downtown
Asheville**


sam's club

1 Hansel Ave.

Patton Ave.

**INTERSTATE
240**

1 HANSEL AVE
ASHEVILLE, NC

SALE INFORMATION



PROPERTY DESCRIPTION

Well-maintained, 4,443 SF office building for sale, visible from Patton Avenue adjacent to Regent Park and near Sam's Club. This two-story office has entrances from opposite sides on each level of the building. The building is situated on a slope, providing ground level entrances for each independent level. (No interior stairwell.)

The 3,009 SF upper level of the building is currently leased until Sept. 2028. The upper level features an open plan reception and office area; private offices; a kitchenette; and 3 restrooms.

The 1,434 SF lower level currently has a month-to-month tenancy and is available for lease. Windows surround the building providing ample sunlight into the offices. The lower floor features a vestibule leading onto an open plan office area, private offices, and restrooms.

This is an ideal property for an owner-user or investor. Great accessibility from I-240 and I-26.

PROPERTY HIGHLIGHTS

- Visible from Patton Avenue (50,000 VPD)
- Great access from I-240 and I-26
- Independent entrance from top level tenant
- Abundant parking
- PIN: 963848958300000

OFFERING SUMMARY

Sale Price:	\$1,195,000
Lot Size:	0.46 Acres
Building Size:	4,443 SF

Debbie Lane
NC #122957

Debbie.Lane@deweypa.com

RETAILER MAP



Regent Park

Asheville Racquet Club Downtown

 **Earth Fare**
the healthy supermarket


Savings Made Simple



To Downtown >

1 Hansel Ave



50,000 VPD



River Arts District >





Downtown Asheville

Mission Hospital

River Arts District

1 Hansel Ave.

Patton Ave.

EXTERIOR



TOP FLOOR OFFICES - FEATURES 3 RESTROOMS + KITCHENETTE



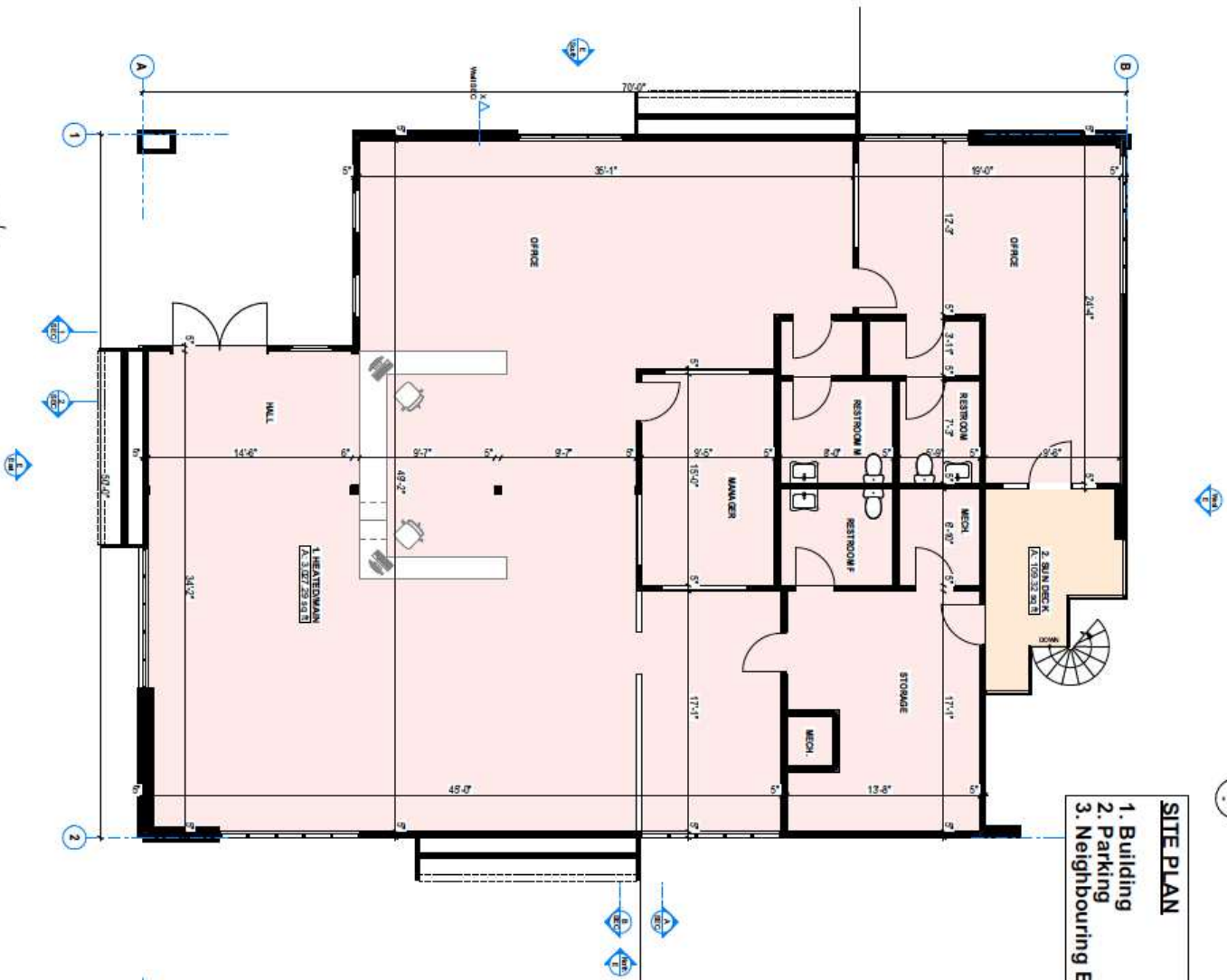
LOWER FLOOR - FEATURES 2 RESTROOMS + BREAK ROOM/STORAGE



Room Schedule			
Label	Room Name	Area	Type
FLOOR AREA			
Lower Level	1. HEATED/LOWER	1,445.02	Commercial Heated
Lower Level	2. PORCH	101.61	External / Covered
Main Level	1. HEATED/MAIN	3,027.29	Commercial Heated
Main Level	2. SUN DECK	109.32	External / Covered
		4,683.24 ft²	



SITE PLAN
 1. Building
 2. Parking
 3. Neighbouring Build.



Sheet Index	
AS BUILT	
.1	Main Floor Plan
.2	Lower Floor Plan
.3	Generic Perspectives

LEGEND

- HATCHED: INTERIOR FINISHED
- SOLID: EXTERIOR FINISHED
- DOTTED: CONCRETE
- DIAGONAL: COMPARTMENT

PROJECT INFORMATION

PROJECT NO: 2018-001

DATE: 08/15/2018

DESIGNED BY: JAVIER SERRANO

CHECKED BY: JAVIER SERRANO

SCALE: 1/8" = 1'-0"

CLIENT

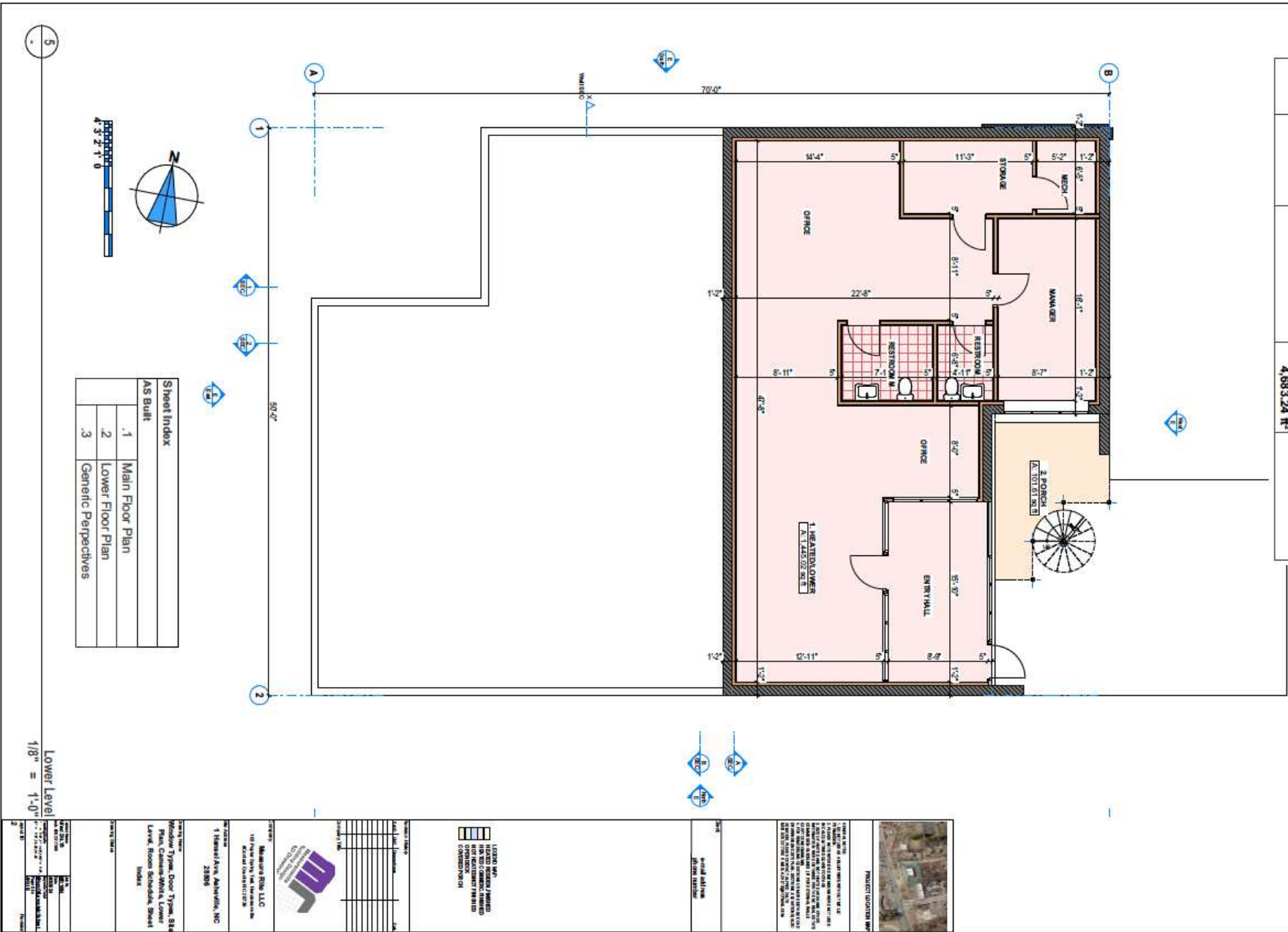
Melmore Bldg. LLC
 10000 W. 10th Street, Suite 100
 Aurora, CO 80015

ARCHITECT

J. Serrano & Associates, Inc.
 1 Emerald Ave., Asheville, NC
 28806



Room Schedule			
Label	Room Name	Area	Type
FLOOR AREA			
Lower Level	1. HEATED/LOWER	1,445.02	Commercial Heated
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Sheet Index		
AS Built		
.1	Main Floor Plan	
.2	Lower Floor Plan	
.3	Genetic Perspectives	

LOWER WORK

- LOWEST EXTERIOR FINISHED
- HIGH RADIANT HEATING FINISHED
- CONCRETE
- CONCRETE

PROJECT LOCATION MAP

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

OWNER: Mission Risk, LLC
 101 Park Street, 7th Floor
 Charlotte, NC 28202

ARCHITECT: DeweyPA
 1 Howard Ave., Asheville, NC
 28806

DATE: 08/20/2024

SCALE: 1/8" = 1'-0"

PROJECT: Genetic Perspectives

SHEET: Lower Floor Plan

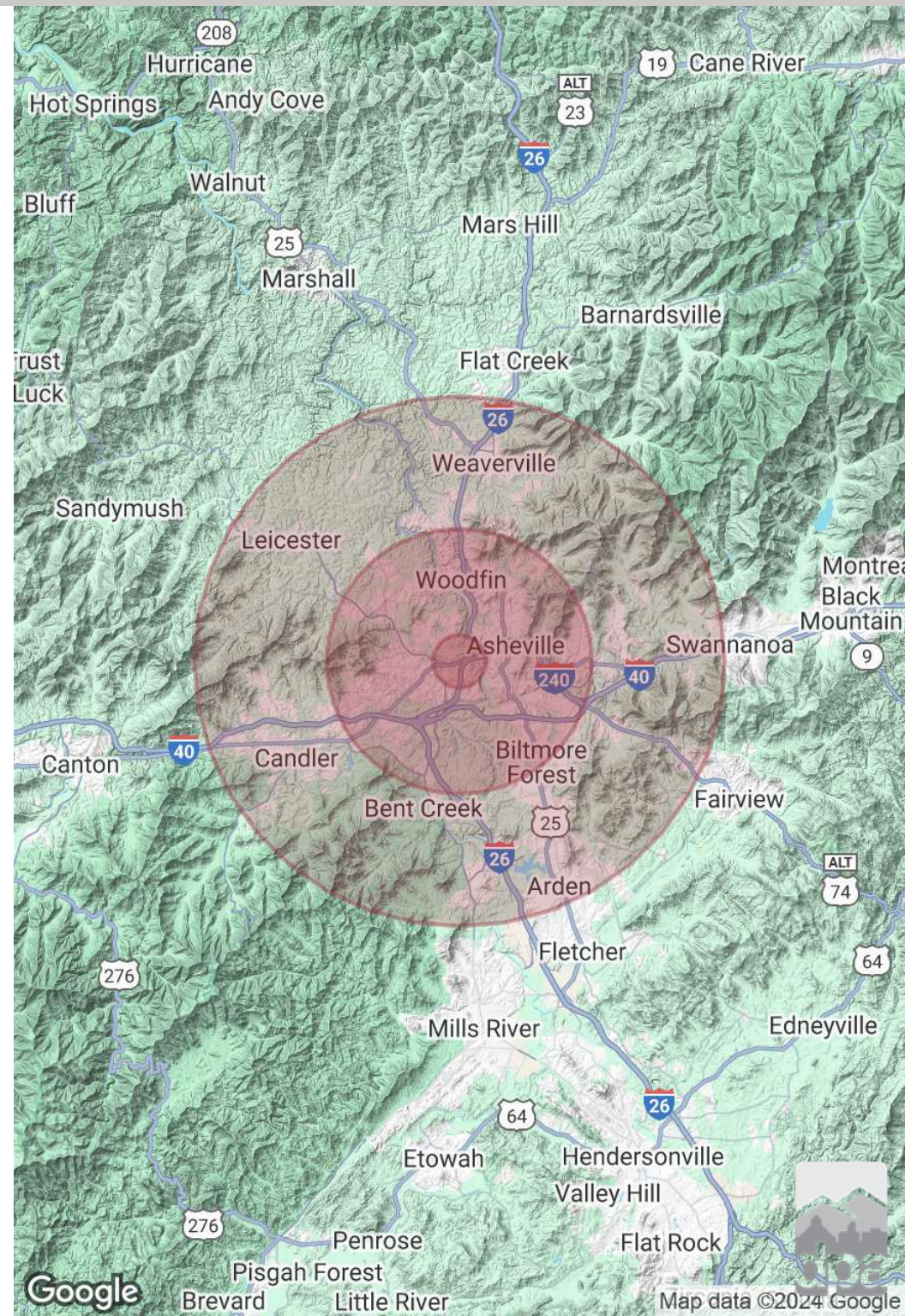


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,115	94,063	202,870
Average Age	37.8	40.0	42.1
Average Age (Male)	37.0	38.5	40.5
Average Age (Female)	39.6	41.4	42.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,819	47,002	97,696
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$80,525	\$64,814	\$68,069
Average House Value	\$242,900	\$297,614	\$293,297

2020 American Community Survey (ACS)



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 NC #122957
 Debbie.Lane@deweypa.com



Dewey
Property
Advisors

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