



1997 Hendersonville Road, Asheville, NC 28803



THE
REAL
ESTATE
CENTER

SPECIALIZING IN ASHEVILLE'S URBAN MARKET

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PROPERTY FEATURES

1997 HENDERSONVILLE ROAD, ASHEVILLE, NC 28803

*Owner Financing
possible with 30% down*

PROPERTY INFO

MLS#: 4081220
Parcel ID: 9655-00-8867-00000
County: Buncombe
Lot Size: 0.14 Acre
Zoning: HB
HLA: 2,500 sqft
Listing Price: \$475,000



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SPECIALISTS IN ASHEVILLE'S URBAN MARKET

RESIDENTIAL | COMMERCIAL | DEVELOPMENT

1997 Hendersonville Road, Asheville, North Carolina 28803-2122

1997 Hendersonville Road, Asheville, North Carolina 28803-2122

List \$: **\$519,000**

MLS#: **4081220** Category: **Commercial Sale** County: **Buncombe**
 Status: **ACT** Parcel ID: **9655-00-8867-00000** Acres: **0.14**
 Legal Desc: **DEED DATE:11/19/2018 DEED:5721-0416 SUBDIV:SKYLAND** Zoning: **HB**
 City Tax Pd To: **Asheville** Tax Val: **\$217,600** Deed Ref: **5721/0416**
 Lot Dim: **See Survey** Elevation: **2000-2500 ft.**
 Complex Name:
 Comm Loc: **Freestanding**



General Information

Type: **Office**
 Second Type: **Business, Food Service, Free Standing Retail, Medical/Dental, Retail Center**
 Sale/Lse Inc: **Building, Land**
 Documents:
 In City: **Yes**
 Restrictions: **No Representation**
 Rstrict Cmnts: **N/A**

Listing Information

Lse Consider: **No**

Blde Information

New Const: **No**
 Builder:
 Year Built: **1960**
 Const Status: **Completed**
 Const Type: **Site Built**
 # of Bldgs: **1**
 # of Rentals:
 # of Units:
 Baths Total:
 # of Stories:

Square Footage

Total: **2,500**
 Min SF Avail: **2,370**
 Max SF Avail: **2,370**
 Min Lse\$/SF: **\$0.00**
 Max Lse\$/SF: **\$0.00**
 Office SqFt: **2,370**
 Warehouse SF:
 Garage SF:

Additional Information

Rail Service:
 Prop Finance: **Cash, Conventional, Owner Financing** Road Front:
 Ownership: **Seller owned for at least one year** Lsd Condr: **No** Flood Pl:
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Features

Lot Description: **Level, Sloped**
 Fixtures Exclsn: **No** Basement Dtls: **No/Interior Entry**
 Foundation: **Basement** Fireplaces:
 Accessibility:
 Exterior Cover: **Block, Brick Partial, Fiber Cement** Construct Type: **Site Built**
 Road Surface: **Paved** Road Frontage: **4 Lane Highway, State Highway**
 Roof: **Built-Up** Patio/Porch:
 Security Feat:
 Suitable Use: **Commercial** Other Structure:
 Utilities: **Electricity Connected, Natural Gas** Inclusions: **Building, Land**
 Floors: **Carpet, Concrete, Tile** Fire Sprinkler:

Utilities

Sewer: **Public Sewer** Water: **Public Water**
 Heat: **Central, Natural Gas** Cool: **Central Air**
 Restrictions: **No Representation - N/A**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered**
 Spc Assess Cnfrm: **No**

Public Remarks

Owner Financing possible with 30% down. Great location in south Asheville near Arden on the corner of West Summit Avenue and Hendersonville Road. Traffic count from 2019 of 33,500 cars per day. Just north of Long Shoals Road. Ready for redevelopment or value add with cosmetic renovations on the interior. The parking to the north of the building is part of the the right of way and has been used for many years. A new owner could approach the city to see about combining north side parking area to the property which has taken place to the properties to the west on West Summit Avenue. A new survey is attached to the listing.

Agent Remarks