



93 BROADWAY ST
ASHEVILLE, NC

SALE INFORMATION

MARKET ASHEVILLE, NC



93 Broadway St, Asheville, NC 28801

For Sale at \$725,000

1,800 SF block building on 0.18 acres with CBD zoning

Great opportunity in Downtown Asheville at the intersection of Woodfin and Broadway just behind the Lazy Diamond and 1/2 block from the I-240 Connector.

Owner financing a possibility at commercial lending rates.

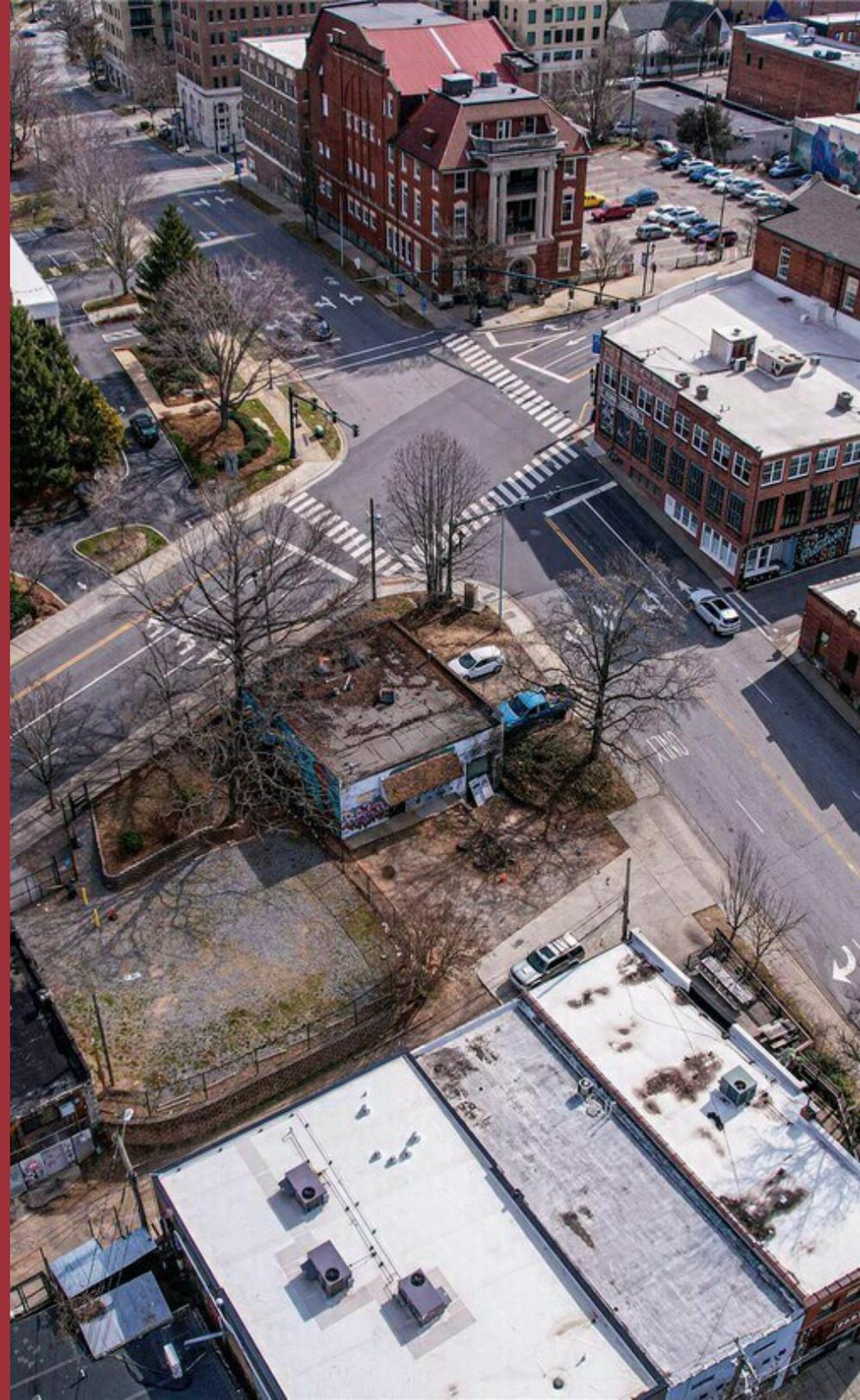
Block building with rollup door. A perfect empty slate for redevelopment. 0.15 Acre corner lot in the heart of the North Lexington Avenue district.

Could easily be a great dive bar or food service or a small warehouse (or all of the above).

Parcel ID: 964931952600000

HIGHLIGHTS

- Perfect as an empty slate redevelopment project. Could be a great dive bar, restaurant, food service, small warehouse
- Excellent location at the intersection of Woodfin and Broadway - multiple signalized intersections
- 1/2 a block from the 240 Connector
- Located in the heart of the North Lexington Avenue district
- A great long-term hold



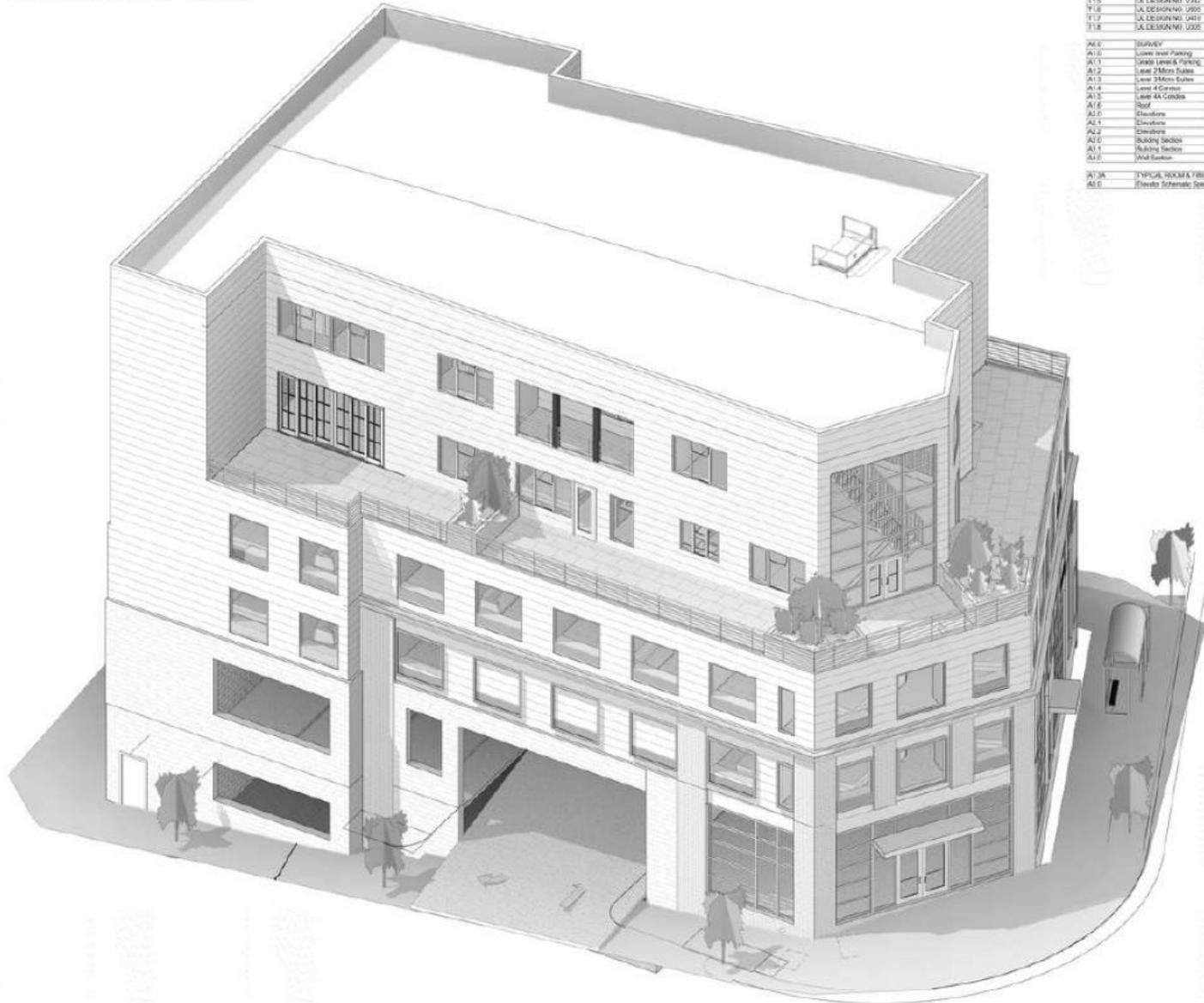




Greg Palombi
NC #205020
greg.palombi@deweypa.com

93 BROADWAY - HOTEL & CONDOS

LEED SILVER DEVELOPMENT



Sheet List	
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AI.0	SURVEY
AI.0	Lower level Parking
AI.1	Level 2/Mem Scales
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AI.4	Level 4A/Condos
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AI.13A	TYPICAL ROOM & BROSCHEDULE
AI.13B	Element Schedule Scales

HOTEL ROOM AREAS		
Number	Level	Area
201	Level 2	271 SF
202	Level 2	166 SF
203	Level 2	216 SF
204	Level 2	241 SF
205	Level 2	240 SF
206	Level 2	240 SF
207	Level 2	249 SF
208	Level 2	237 SF
209	Level 2	226 SF
210	Level 2	195 SF
211	Level 2	286 SF
212	Level 2	154 SF
213	Level 2	252 SF
214	Level 2	244 SF
215	Level 2	182 SF
216	Level 2	237 SF
217	Level 2	237 SF
218	Level 2	142 SF

HOTEL ROOM AREAS		
Number	Level	Area
301	Level 3	279 SF
302	Level 3	172 SF
303	Level 3	74 SF
304	Level 3	243 SF
305	Level 3	244 SF
306	Level 3	244 SF
307	Level 3	249 SF
308	Level 3	237 SF
309	Level 3	226 SF
310	Level 3	186 SF
311	Level 3	165 SF
312	Level 3	154 SF
313	Level 3	256 SF
314	Level 3	244 SF
315	Level 3	182 SF
316	Level 3	237 SF
317	Level 3	222 SF
318	Level 3	143 SF

Area Schedule (CONDOS)		
Name	Area	Level
CONDO-1	171 SF	Level 4
CONDO-1	360 SF	Level 4A
Total: 531 sf		
CONDO-1 BALCONY	199 SF	Level 4
CONDO-2	448 SF	Level 4
CONDO-2	443 SF	Level 4A
Total: 891 sf		
CONDO-3	396 SF	Level 4
CONDO-3	364 SF	Level 4A
Total: 760 sf		
CONDO-4	465 SF	Level 4
CONDO-4	441 SF	Level 4A
Total: 906 sf		
HOTEL BALCONY	149 SF	Level 4

Area Schedule (Grand Ballroom)		
Name	Area	Level
COVER LEVEL	1484 SF	Level 4
LEVEL 1 GFA	5910 SF	Level 1
LEVEL 2 GFA	3602 SF	Level 2
LEVEL 3 GFA	3602 SF	Level 3
LEVEL 4 GFA	4113 SF	Level 4
LEVEL 4A GFA	4113 SF	Level 4A
ROOF	1484 SF	Level 4
BALCONY	149 SF	Level 4

TOTAL GFA = 30,074 SF
DOES NOT INCLUDE ROOF BALCONY

REVISIONS	
No.	Description



FISHER
Fisher Architects, P.A.
115 Sherman Avenue
Asheville, NC 28701
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93 Broadway
Hotel & Condos

SHEET TITLE
Cover Sheet

DATE: 1/15/13
BY: JRP/UN

REVISION DATE: 1/15/13
BY: JRP/UN

SHEET NO.: **T1.0**

PROJECT NO.: 21-0301





RETAILER MAP



WHOLE
FOODS
MARKET

HIGHFIVECOFFEE

meog

Liberty House Coffee and Café

TownePlace Suites by Marriott

The Crow & Quill

HomeTrust Bank

FOUR
POINTS
BY SHERATON

Asheville YMCA

93 Broadway St

Harrah's
CHEROKEE
CENTER - ASHEVILLE

Voltage Records

Honeypot Vintage

Rosetta's Kitchen

Heiwa Shokudo

Minx Boutique

R
RENAISSANCE
ASHEVILLE DOWNTOWN
HOTEL

5
WALNUT
WINN-DIXIE

DEMOGRAPHICS MAP & REPORT

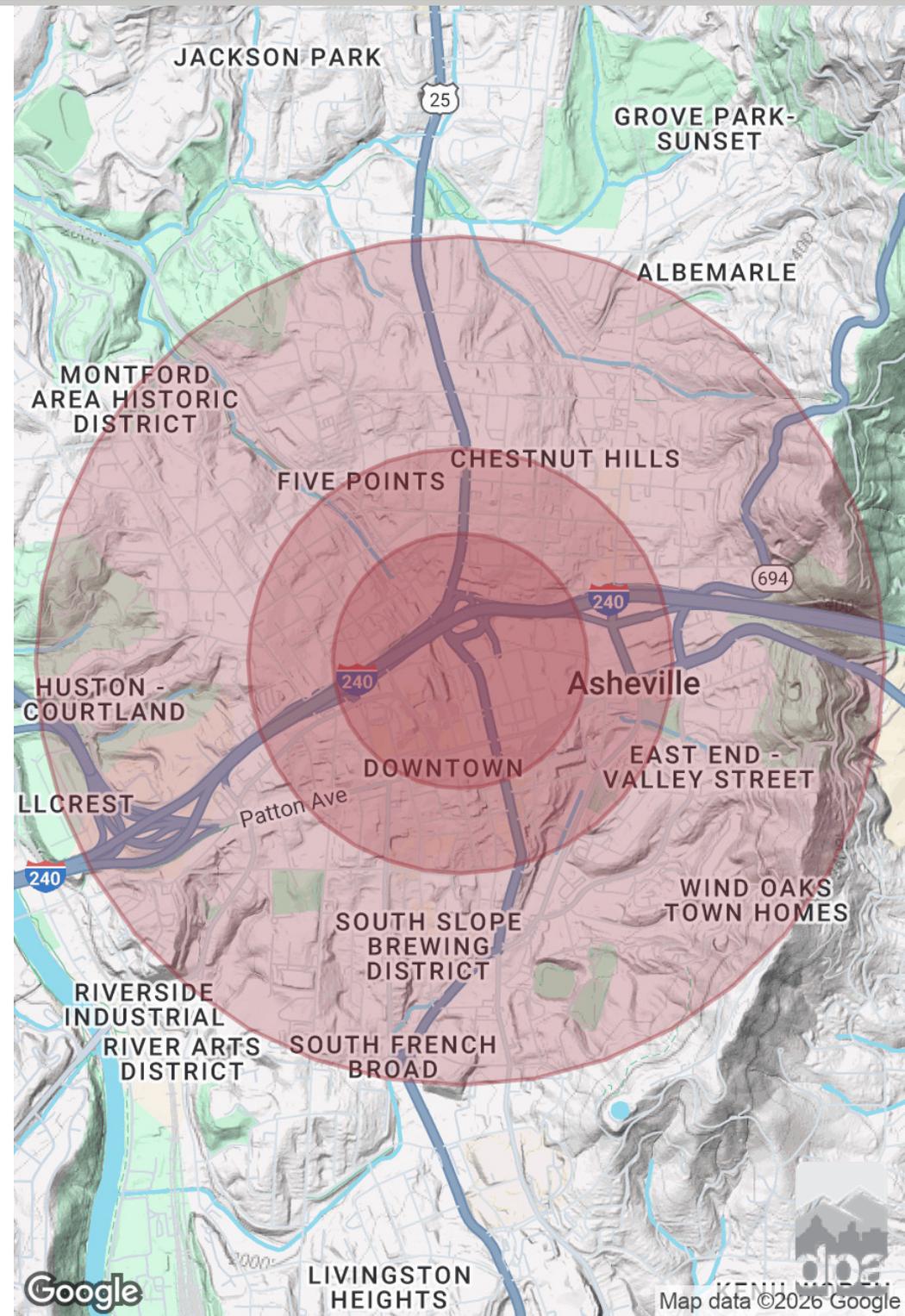
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,297	3,064	10,772
Average Age	51	47	42
Average Age (Male)	50	46	42
Average Age (Female)	53	48	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	764	1,690	5,461
# of Persons per HH	1.7	1.8	2
Average HH Income	\$72,713	\$84,154	\$91,995
Average House Value	\$858,141	\$786,542	\$674,221

Demographics data derived from AlphaMap





Dewey
Property
Advisors

Sale Contact:

Greg Palombi | NC #205020

greg.palombi@deweypa.com

Dewey Property Advisors

1 Page Avenue

Asheville, NC 28801

Office: 828.548.0090

Cell: 828.216.4037

www.deweypa.com