

# FOR SALE



16 RIDGELAWN RD. ASHEVILLE, NC 28806

TURN-KEY COMMERCIAL SPACE OFF BEACHAMS CURVE IN DESIRABLE WEST ASHEVILLE



## PROPERTY OVERVIEW

Come see this well-maintained, clean, bright and inviting commercial space with wide range of uses. Currently in office use, this building is located just off Beachams Curve in West Asheville. Building has ADA bathrooms and access, parking and mature landscaping. Currently configured for commercial use but located in residential zone. The location and historic charm of this building will make a great lasting impression for your business.

SALE PRICE	\$499,000
BUILDING SIZE	2,262 SF
LOT SIZE	0.19 ACRES

## PROPERTY FEATURES

- Suitable for wide range of uses - residential, rental or office
- Designated and Paved Parking Area
- ADA Accessibility & Bathrooms

**CARLA BARNARD** Managing Director  
O 828.254.7253 | C 828.575.0272  
carlabarnard@kw.com  
86 Asheland Avenue | Asheville, NC 28801  
www.kwcommercial.com

**STACY WHEELER** Operations Manager  
O 828.222.3685 | C 423.504.8167  
stacywheeler@kw.com  
86 Asheland Avenue | Asheville, NC 28801  
www.kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



PHOTOS





MAIN LEVEL LIVING SPACE: 1,228 SQ. FT.  
UPPER LEVEL LIVING SPACE: 1,034 SQ. FT.  
**TOTAL HEATED LIVING SPACE: 2,262 SQ. FT.**

COVERED PORCH: 359 SQ. FT.  
TOTAL AREA UNDER ROOF: 2,621 SQ. FT.

HEATED LIVING SPACE  
UNFINISHED/ UNHEATED/\*BONUS SPACE  
COVERED OUTDOOR SPACE  
OPEN DECK/PATIO

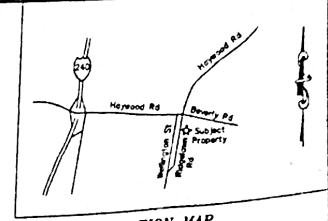


Upper Level Floor Plan



Main Level Floor Plan

NOTES:  
\* - LIVING SPACE IS REQUIRED TO BE HEATED, FINISHED, DIRECTLY CONNECTED TO OTHER LIVING SPACE, WITH 7'-0" CEILING HEIGHTS (OR 5'-0" UNDER A SLOPED ROOF). BONUS SPACE MEETS SOME BUT NOT ALL OF THESE CRITERIA.  
1. MEASUREMENTS WERE OBTAINED VIA THE NORTH CAROLINA REAL ESTATE COMMISSION GUIDELINES.  
2. INFORMATION WITHIN THESE DRAWINGS ARE INTENDED SOLELY FOR THE USE OF REALTY MARKETING. NOT FOR CONSTRUCTION.  
3. FOR MORE INFORMATION REGARDING MEASUREMENTS, MARKETING FLOOR PLANS, OR REMODEL DESIGN & CONSULTING, CONTACT WES HOGAN AT:  
[FeaturedListingsWNC@GMAIL.COM](mailto:FeaturedListingsWNC@GMAIL.COM)  
828.577.1915



LOCATION MAP

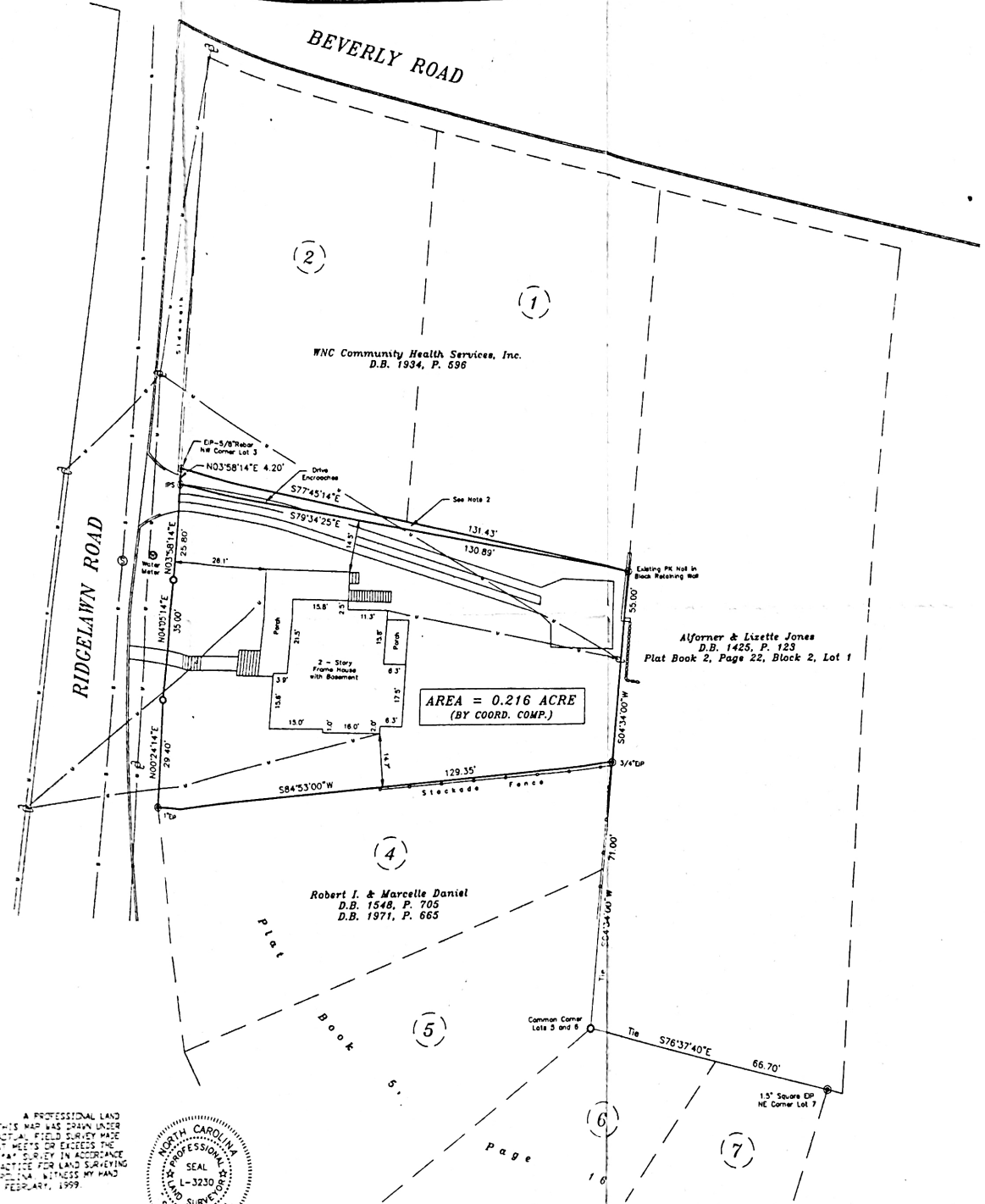
LEGEND

- EIP EXISTING IRON PIN - AS NOTED
- ⊙ IPS IRON PIN SET - 5/8" REBAR
- CALCULATED POINT - NOT SET
- UTILITY POLE & LINES
- MANHOLE & SANITARY SEWER

NOTES

1. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS OF RECORD.
2. AREA OF TRIANGLE = 0.006 ACRES BY COORDINATE COMPUTATION. THIS LOT WAS FORMERLY LISTED AS P. I. N. 9638.15-74-2057 IN THE NAME OF JENNIE S. MURRAY HEIRS (92E/403) AND THEN RETIRED.

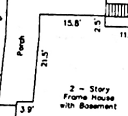
PLAT NORTH  
P.B. 13, P. 48



BEVERLY ROAD

RIDGELAWN ROAD

WNC Community Health Services, Inc.  
D.B. 1934, P. 596



AREA = 0.216 ACRE  
(BY COORD. COMP.)

Alformer & Lisette Jones  
D.B. 1425, P. 123  
Plat Book 2, Page 22, Block 2, Lot 1

Robert J. & Marcelle Daniel  
D.B. 1548, P. 705  
D.B. 1971, P. 665



SCOTT VINDAL, A PROFESSIONAL LAND SURVEYOR, CERTIFIES THAT THIS MAP WAS DRAWN UNDER HIS PERSONAL SUPERVISION AND THAT HE HAS BEEN AIDED BY AN ACTUAL FIELD SURVEY MADE BY HIMSELF OR HIS ASSISTANTS. HE CERTIFIES THAT THE AREA OF THIS MAP DOES NOT EXCEED THE AREA OF THE ORIGINAL SURVEY. IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL AT ASHEVILLE, NORTH CAROLINA, THIS 28th DAY OF FEBRUARY, 1999.

L-3230  
N.C. REG. NO.

SURVEY FOR:  
**WNC COMMUNITY HEALTH SERVICES, INC.**  
CITY OF ASHEVILLE WARD 6, SHEET 2, LOT 79.25  
P. I. N. 9638.15-74-2083  
WASCOE COUNTY NORTH CAROLINA  
1 inch = 20 ft. FEBRUARY 3, 1999

REFERENCES: DEED BOOK 1434, PAGE 336  
PLAT BOOK 13, PAGE 48, PORTION OF LOT 3

**HIGH COUNTRY SURVEYORS**  
1518 HWY 9 S., BLACK MOUNTAIN, NC 28711 (828) 669-9625



# County of Buncombe, North Carolina

## Web Property Tax Notice

THE WESTERN NC COM HEALTH SRV INC  
PO BOX 338  
  
ASHEVILLE NC 28802

### Billing Information

Billing Date 8/7/2019  
Bill Number 0000719129-2019-2019-0000-00  
Tax Year 2019  
Parcel ID 963874306900000  
Acres 0.19  
Mortgage Company  
Description 16 RIDGELAWN RD LAND & STRUCTURES  
  
Location 16 RIDGELAWN RD ASHEVILLE NC

### Property tax notice for real and/or personal property.

#### There are several ways to pay your tax bill:

**By Mail:** Mail using the address below  
(Be sure to include your bill # on your check)

**In Person:** Tax Collector's office:  
94 Coxe Avenue, Asheville NC 28801

**Credit Card by phone or online:** See our web page for online payment options or call 1-877-690-3729 and follow the instructions. The jurisdiction code is 4301. There is a convenience fee for this service and you will be told how much before you finish the transaction.

**E-check online:** Follow the link on our web page to online payment options.

**Bank Draft:** Start early and have a set amount deducted from your checking/savings account each month using our preauthorized debit program. To set up the draft, call our office at the number below as soon as your bill arrives.

**Payment Plans:** Customized payment plans can be set up to ensure your bill is paid before interest begins. Call our office today.

We are here to serve you. If you have any questions or concerns, please contact us at the following phone number or website:

Telephone: (828) 250-4910 or [www.buncombecounty.org](http://www.buncombecounty.org)

### Property Information

Real Estate 241,300  
Personal 00  
Deferred 00  
Exemptions 00  
Taxable Value 241,300

Taxing Districts	Rates per \$100 Value	Amount
BUNCOMBE COUNTY	\$0.5290	\$1,276.48
ASHEVILLE	\$0.4289	\$1,034.94
ASHEVILLE SCHOOL	\$0.1200	\$289.56
Late List Penalties		\$0.00
Interest Charges		\$0.00
Additional Cost		\$0.00
Interest Begins		1/7/2020

**Total Amount Due \$2,600.98**

Date Printed 8/20/2019  
Payments Posted Thru 8/19/2019  
Amount Good Thru 9/2/2019

Detach this portion and mail with your payment

### County of Buncombe, North Carolina Web Property Tax Notice

8/20/2019

Billing Number	PIN	Last day to pay Before Interest Begins	Total Amount Due
0000719129-2019-2019-0000-00	963874306900000	1/6/2020	\$2,600.98

To change your mailing address, please fill in your new address:

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Signature: \_\_\_\_\_

Owners: THE WESTERN NC COM HEALTH SRV INC

Make check payable to:

**Buncombe County Tax Collector**

And mail to:

BUNCOMBE COUNTY TAX COLLECTOR  
94 COXE AVENUE  
ASHEVILLE, NC 28801

0000260098920192019000000007191299