

FOR SALE
20 N. Spruce Street
Asheville, NC 28801

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

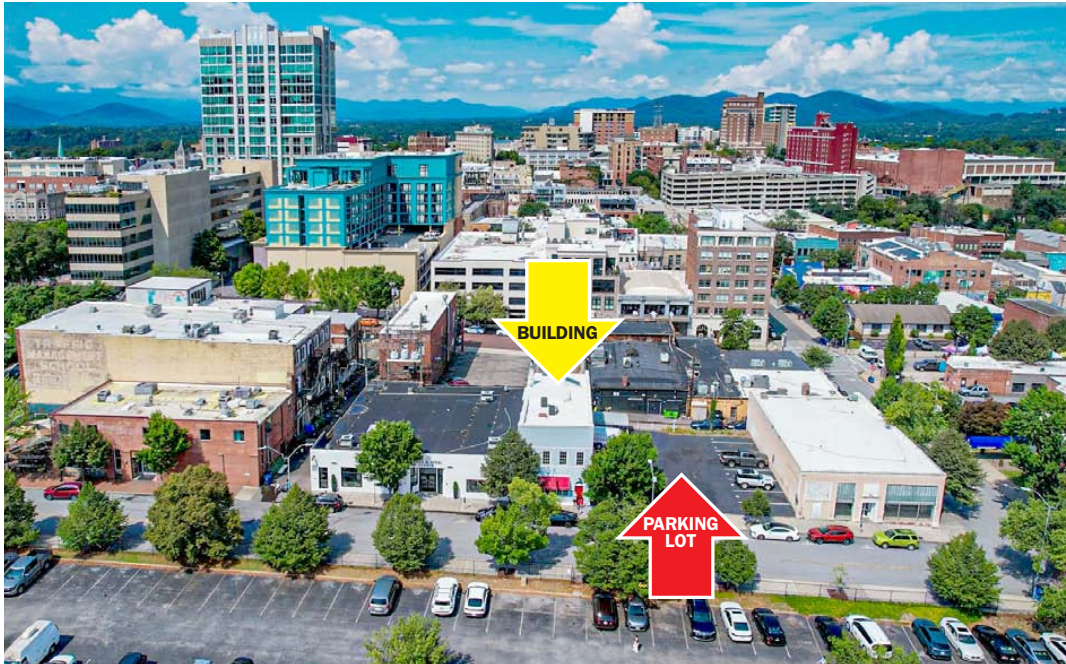
\$1,275,000

BUILDING ONLY PRICE
optional parking lot - add \$850,000



PROPERTY VIDEO LINK

4,000±/SF ON .05± ACRES LOCATED IN BUSY DOWNTOWN ASHEVILLE



PROPERTY HIGHLIGHTS

4,000±/sf on 2 floors (2,000±/sf per floor)

Busy downtown business district / street parking available

Can accommodate 2 businesses (each floor has an entrance)

Current 2nd floor tenant is a M2M lease

Optional parking lot purchase available (\$850,000)

Interstate access, banking and unique shopping nearby

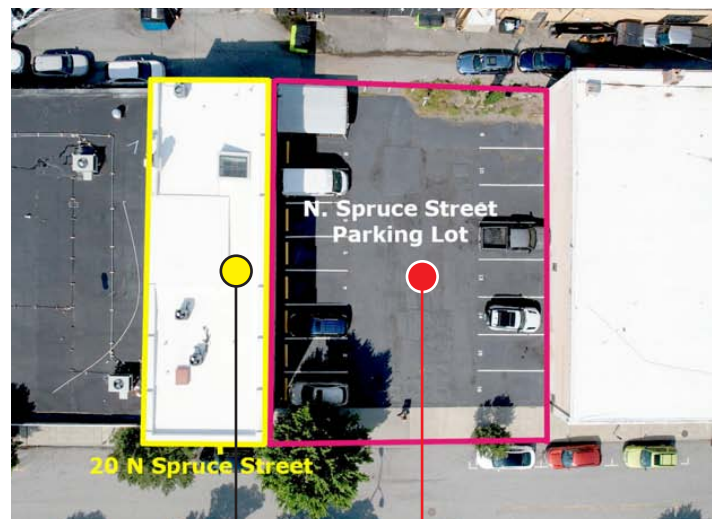


Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com



SITE LOCATION

AERIAL VIEW

OPTIONAL PARKING LOT
(additional \$850,000)

EXPERIENCE MAKES THE DIFFERENCE

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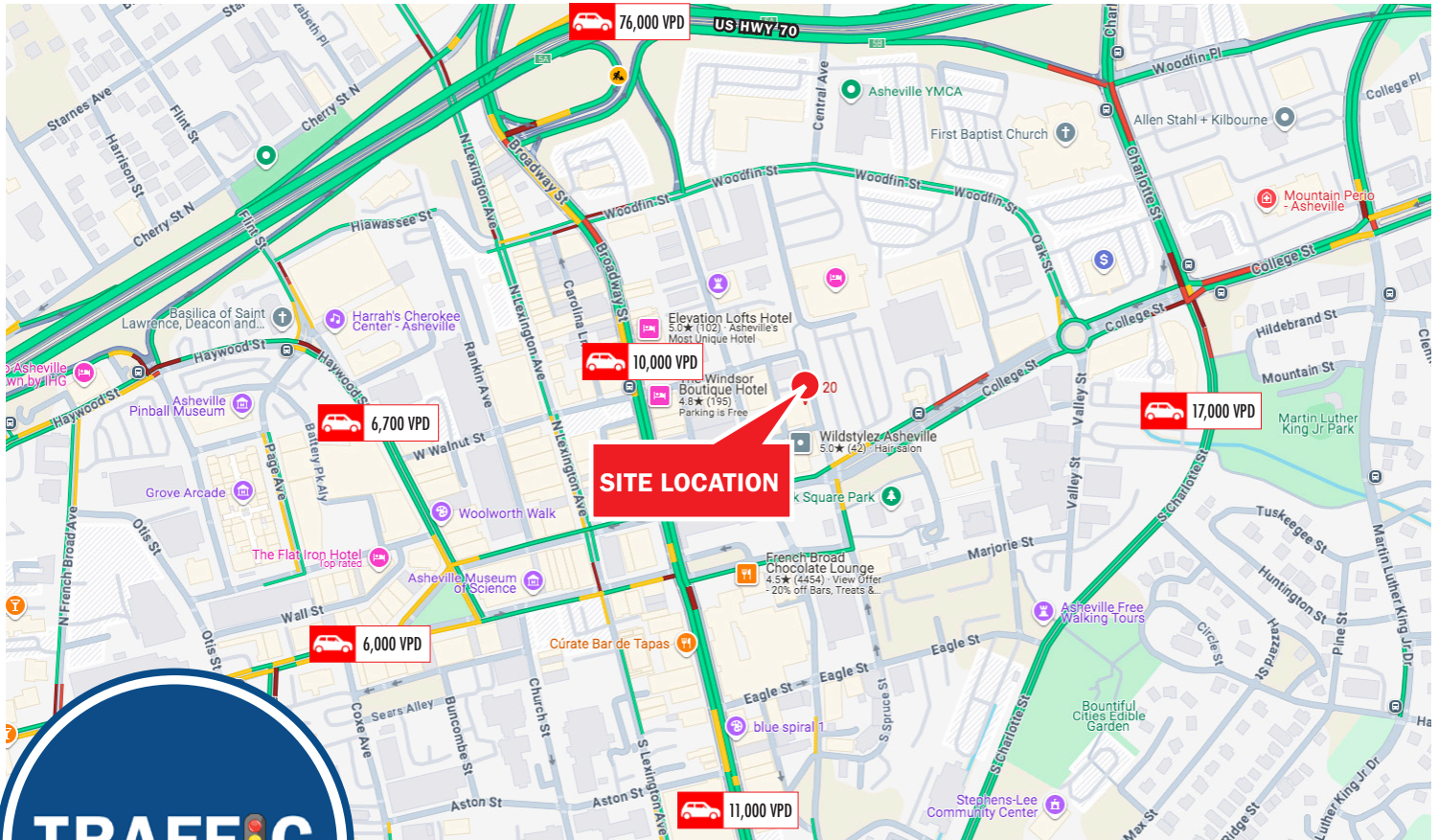
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MAP CREDIT: GOOGLE MAPS

TRAFFIC
volumes map

TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
College St	S Market St E	5,136	0.06 mi
Langren Alley	E Walnut St N	11,993	0.07 mi
Patton Ave	S Market St NE	4,766	0.09 mi
Broadway St	College St S	9,641	0.10 mi
West Pack Square	N Pack Sq S	10,071	0.11 mi
Broadway St	N Pack Sq S	10,036	0.12 mi
College St	Broadway St E	5,914	0.12 mi
Patton Ave	Broadway St E	4,951	0.13 mi



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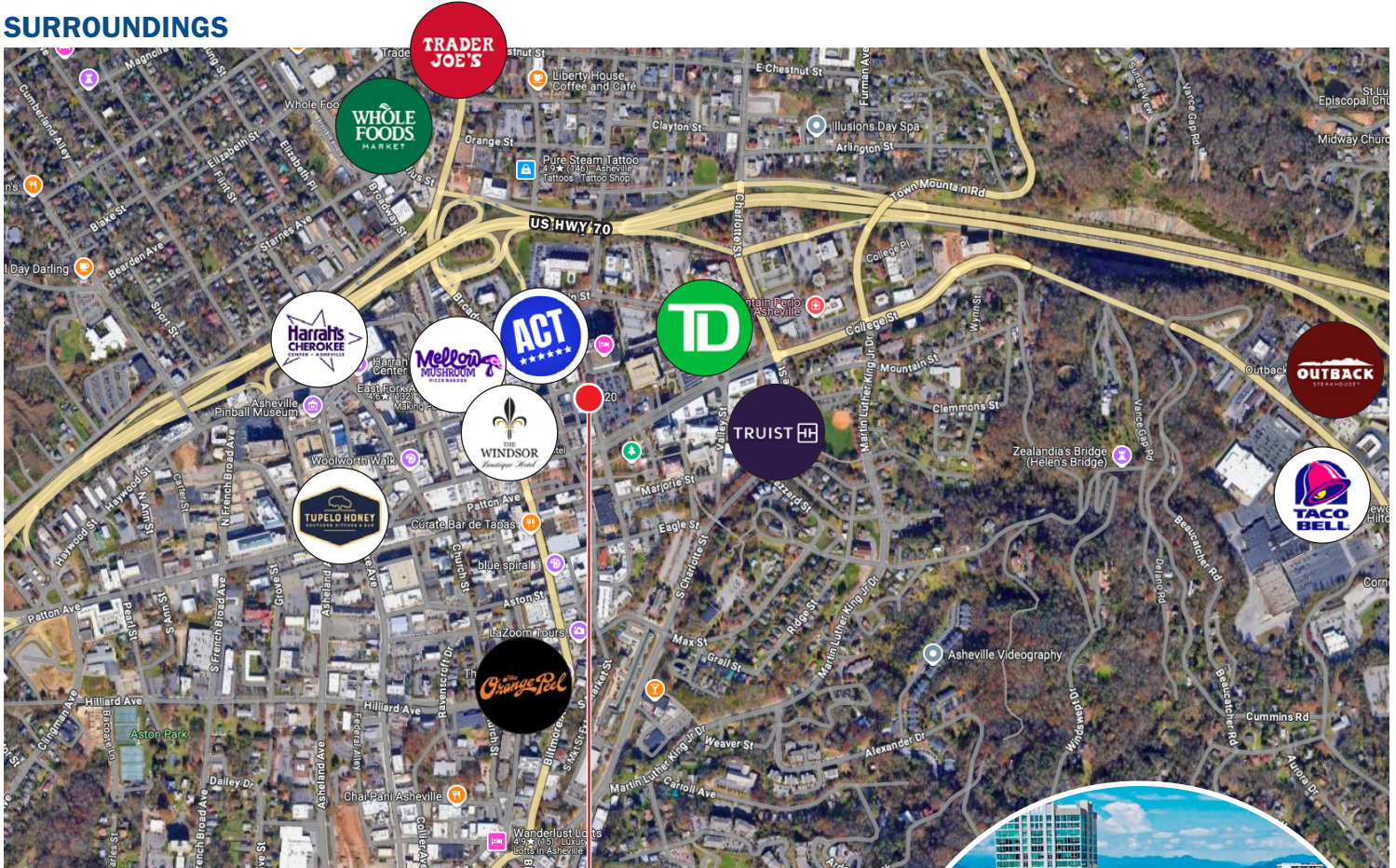
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SURROUNDINGS



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