

Likewise



Downtown Asheville

I-240

Merrimon Ave.

Holland St.

Hillside St.

For Sale

**STRATEGIC MERRIMON AVENUE
REDEVELOPMENT SITE**

210-230 Merrimon Ave, 171 Hillside St & Lots on Holland Street

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER

706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com



210-230 Merrimon Ave, 171 Hillside St & Lots on Holland Street



OFFERING SUMMARY

SALE PRICE	\$3,290,000
LOT SIZE	± 1.66 AC
ZONING	CBI & RS8

PROPERTY FEATURES

- Eight contiguous parcels with frontage on 3 streets
- Zoned CB1 and RS8 for retail & mixed-use potential
- Five existing buildings on site
- High-traffic commuter corridor
- 20,000+/- VPD on Merrimon Avenue (US 25)
- City water/sewer & natural gas on site
- Surrounded by national retailers Trader Joe's, Harris Teeter & Whole Foods
- Less than 1 mile to Downtown, I-240, and I-26
- 3 miles to I-40 for regional access
- MLS# 4300210



230 Merrimon Ave.



212 Merrimon Ave.



210 Merrimon Ave.

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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.

210-230 Merrimon Ave, 171 Hillside St & Lots on Holland Street

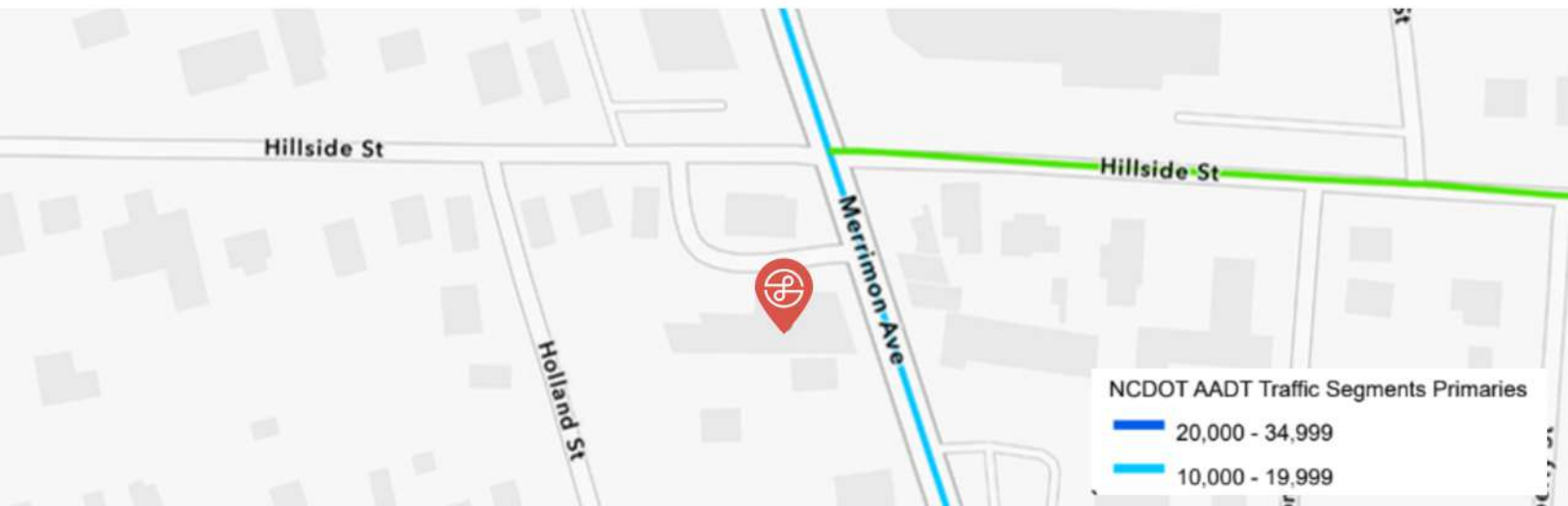


LOCATION INFORMATION

TYPE	Free Standing Retail & Unimproved Commercial
COUNTY	Buncombe
ZONING	CBI & RS8
MAJOR ROADS	Merrimon Ave (US 25), I-240 & I-26

PROPERTY DETAILS

LOT SIZE	± 1.66 AC
TRAFFIC COUNT	Up to 20,000 VPD on Merrimon Ave.
ROAD FRONTAGE	+/- 300 FT on US 25
FLOOD ZONE	No



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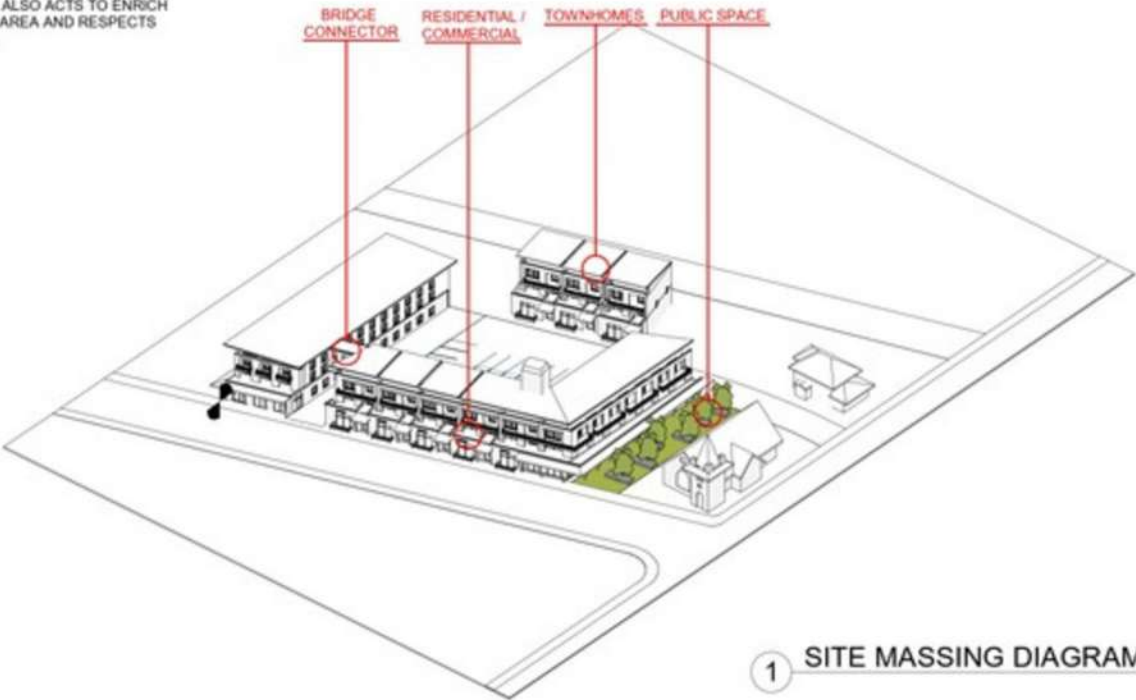
CB2 REZONING CONCEPT RS8 TOWNHOMES



VIEW ALONG MERRIMON AVE.

CONCEPTUAL RENDERING

THE ABOVE CONCEPT RENDERING SHOWS SCALE AND ACTIVITY ALONG MERRIMON AVE. THIS DESIGN ENGAGES THE PEDESTRIAN LEVEL, FRONTING THE MAIN STREET. PROPOSED CONCEPT ALSO ACTS TO ENRICH THE HISTORY OF THE AREA AND RESPECTS LOCAL VERNACULAR.



MDRISKILL ARCHITECTURE, PLLC

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ZONED CB2 & RS8 CONCEPT STUDY



Public Spaces

The linear park defines the public activity to the adjacent retail space and church access.

Pedestrian Connection off Merrimon

The adjacent concept rendering shows scale and activity along Merrimon Ave. This Design engages the pedestrian level fronting the main street with shared public space for the community.



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ZONED CB2 & RS8 CONCEPT SITE PLAN



2 MAIN LEVEL SITE PLAN - OPTION 01
1" = 50'-0"



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CERTIFICATION:
STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, BRIAN T. BARTLETT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 2479, PAGE 501); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 2479, PAGE 501; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000.
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-300(1):
(i) SURVEY IS A RECOMMENDATION OF EXISTING PARCELS, AND IS NOT DEFINED AS A SURVEY.
WITNESS MY HAND AND SEAL THIS 13TH DAY OF NOVEMBER 2004.
B. T. Bartlett
PLS. L-3593
SEAL
L-3593
BRIAN T. BARTLETT
PROFESSIONAL SURVEYOR
STATE OF NORTH CAROLINA

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
JERRY PENLEY, JR., REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE 11-2-04
Sharon Allen
CITY OF ASHEVILLE PLANNER

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
FILED FOR REGISTRATION ON THE 9 DAY OF November 2004.
AT 4:25 P.M. AND RECORDED IN PLAT BOOK 94, PAGE 128
BY: Otto W. Peckale
REGISTER OF DEEDS
BY: Jenni W. Davis
DEPUTY

LEGEND:
These standard symbols will be found in the drawing:
■ CONCRETE MONUMENT SET
● UNMARKED POINT
+ IRON NAIL SET
● IRON PIN SET
x IRON SPIKE FOUND
○ IRON PIN FOUND
□ CONCRETE MONUMENT FOUND
□ CABLE TV BOX
◇ TRANSFORMER
⊙ FIRE HYDRANT
⊙ SANITARY SEWER MANHOLE
⊙ POWER POLE
⊙ WATER METER
⊙ WELL
--- T-T --- OVERHEAD TELEPHONE
--- E-E --- OVERHEAD ELECTRIC
--- F --- FENCE
--- W-W --- WATER LINE
--- SS --- SANITARY SEWER LINE

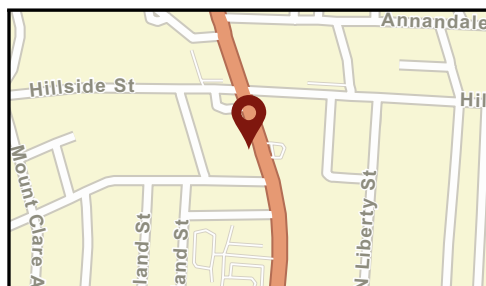
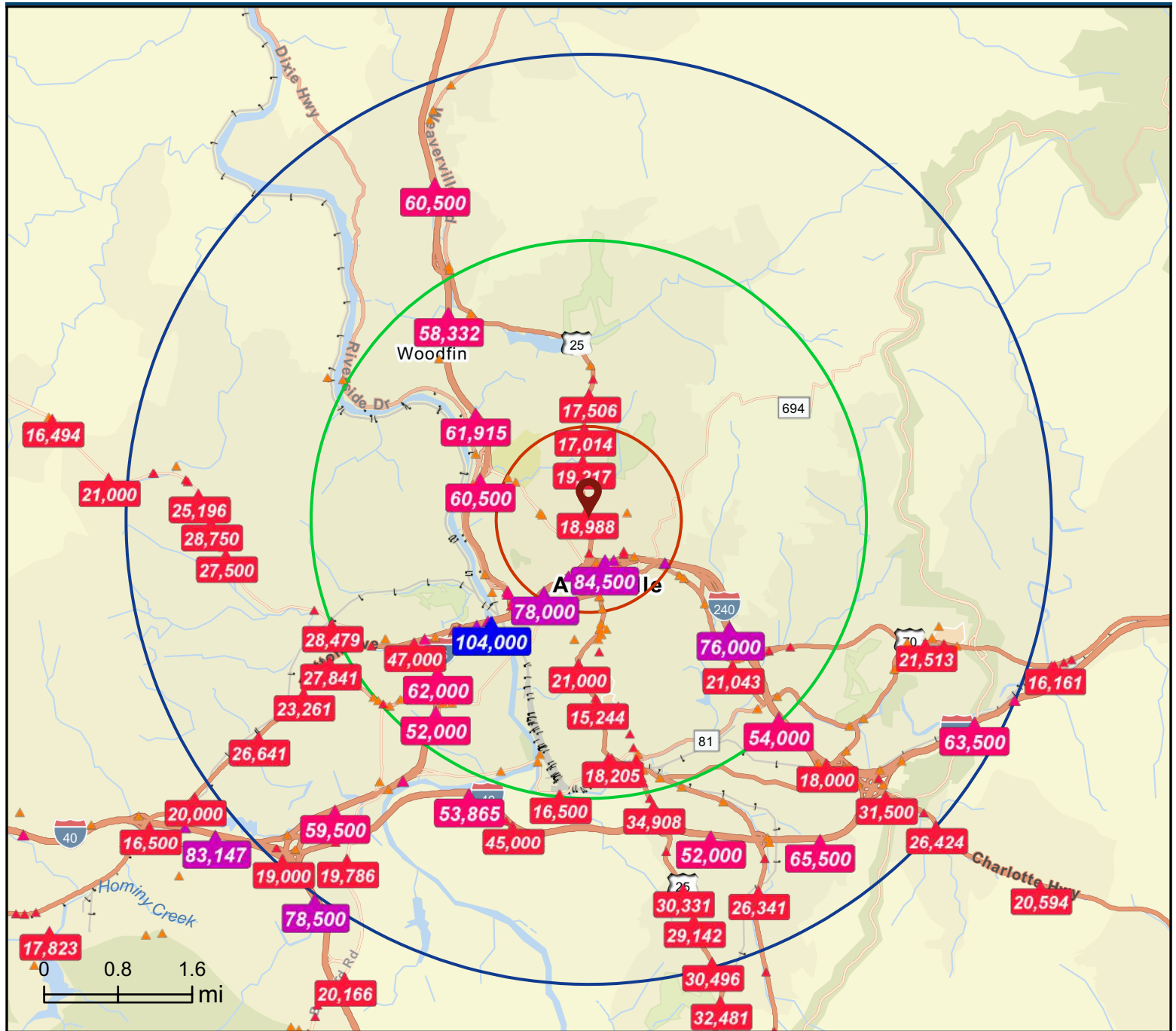
REFERENCES:
DEEDS: 552/558, 2479/91, 3460/474, 983/89, 812/83, 701/35, & 206/317
PLATS: 8/77, 22/32, & 198/38

NOTES:
1. SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
2. AREA CALCULATED BY COORDINATE COMPUTATION.
3. SUBJECT PROPERTY P.L.N.S.: 9649.14-34-6785, 9649.14-34-6786, 9649.14-34-6787, 9649.14-34-6788, 9649.14-34-6789, 9649.14-34-6790, 9649.14-34-6791, 9649.14-34-6792, 9649.14-34-6793, 9649.14-34-6794, 9649.14-34-6795, 9649.14-34-6796, 9649.14-34-6797, 9649.14-34-6798, 9649.14-34-6799, 9649.14-34-6800, 9649.14-34-6801, 9649.14-34-6802, 9649.14-34-6803, 9649.14-34-6804, 9649.14-34-6805, 9649.14-34-6806, 9649.14-34-6807, 9649.14-34-6808, 9649.14-34-6809, 9649.14-34-6810, 9649.14-34-6811, 9649.14-34-6812, 9649.14-34-6813, 9649.14-34-6814, 9649.14-34-6815, 9649.14-34-6816, 9649.14-34-6817, 9649.14-34-6818, 9649.14-34-6819, 9649.14-34-6820, 9649.14-34-6821, 9649.14-34-6822, 9649.14-34-6823, 9649.14-34-6824, 9649.14-34-6825, 9649.14-34-6826, 9649.14-34-6827, 9649.14-34-6828, 9649.14-34-6829, 9649.14-34-6830, 9649.14-34-6831, 9649.14-34-6832, 9649.14-34-6833, 9649.14-34-6834, 9649.14-34-6835, 9649.14-34-6836, 9649.14-34-6837, 9649.14-34-6838, 9649.14-34-6839, 9649.14-34-6840, 9649.14-34-6841, 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Traffic Count Map

210 Merrimon Avenue, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.60653
Longitude: -82.55362



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



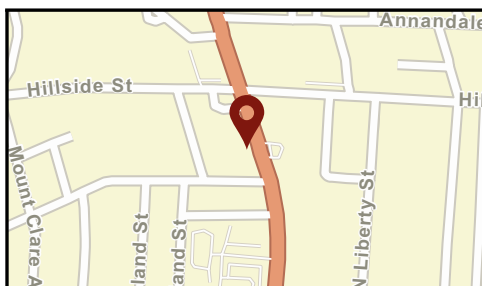
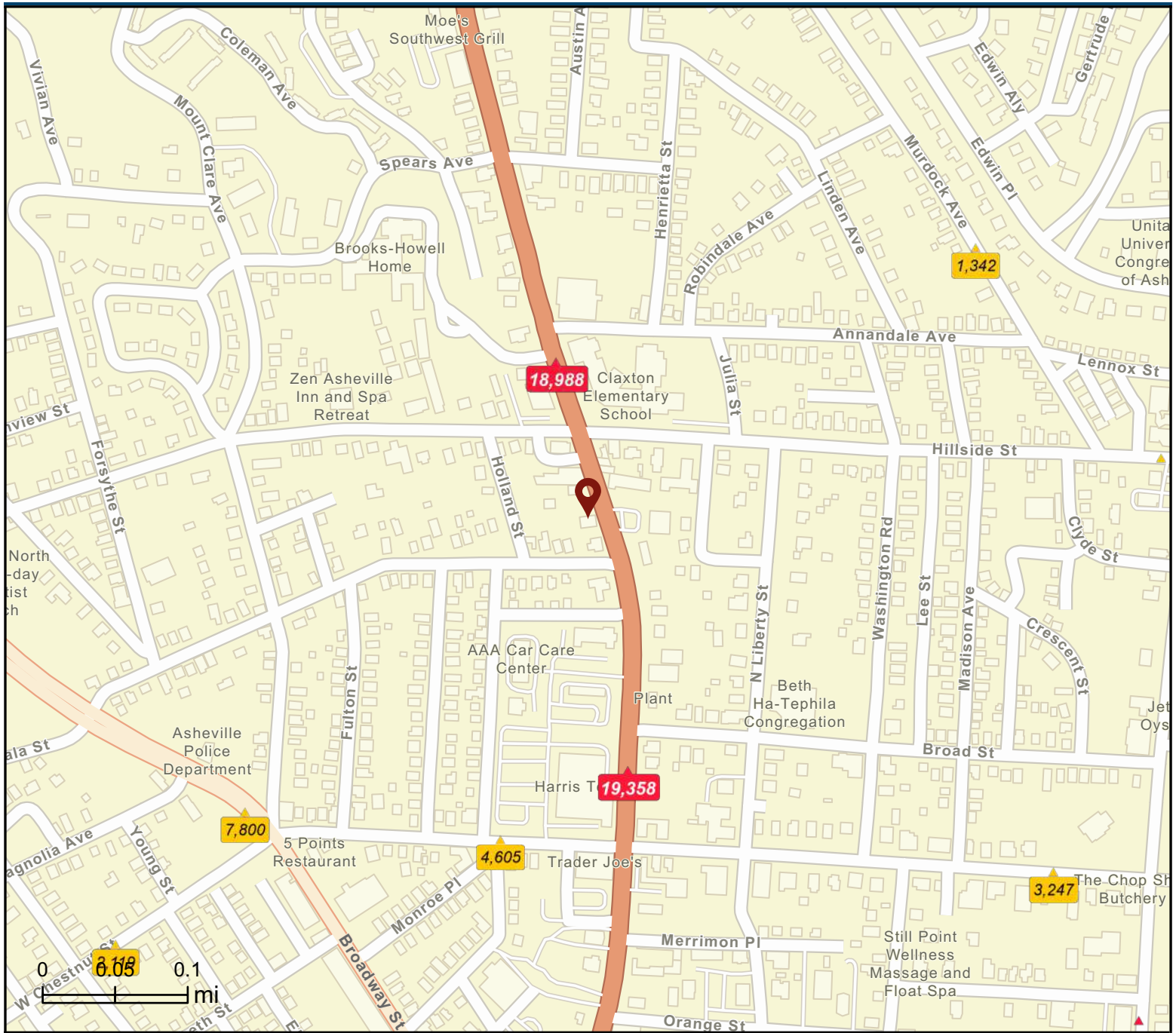
Source: ©2025 Kalibrate Technologies (Q1 2025).

September 11, 2025

Traffic Count Map - Close Up

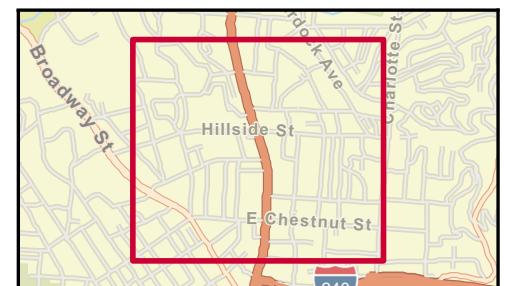
210 Merrimon Avenue, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

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Source: ©2025 Kalibrate Technologies (Q1 2025).

September 11, 2025



210-230 Merrimon Ave, 171 Hillside St & Lots on Holland Street
Miscellaneous Property Information

ZONING

RS8 - Residential Single-Family High Density

CBI - Community Business I

[City of Asheville Permitted Use Table](#)

PARCEL INFORMATION

All parcels must be purchased together.

PIN	ADDRESS	ACRES
964934761500000	99999 Holland St. Asheville, NC 28801	0.08+/- Acres Zoned RS8
964934777200000	99999 Hillside St. Asheville, NC 28801	0.12+/- Acres Zoned CBI
964934770000000	99999 Holland St. Asheville, NC 28801	0.16+/- Acres Zoned RS8
964934876900000	99999 Merrimon Ave. Asheville, NC 28801	0.16+/- Acres Zoned CBI
964934784100000	171 Hillside St. Asheville, NC 28801	0.12+/- Acres Zoned CBI
964934953700000	210 Merrimon Ave. Asheville, NC 28801	0.21+/- Acres Zoned CBI
964934866100000	212 Merrimon Ave. Asheville, NC 28801	0.59+/- Acres Zoned CBI
964934876300000	230 Merrimon Ave. Asheville, NC 28801	0.22+/- Acres Zoned CBI
Total		1.66+/- Acres



LOCATION

Less than 1 mile from I-240 and I-26, and just 3 miles from I-40.

BUILDING INFORMATION

- **171 Hillside St.**
 - Commercial Tenant occupied (Lifestyle Interiors) - Month-to-Month Lease
 - 2 Story Building w/Basement - 1,738 SF (per Buncombe County property card)
 - 3+ Offices / 2 Bathrooms
 - Year Built - 1915
- **210 Merrimon Ave.**
 - Commercial Tenant Occupied - Month-to-Month Lease
 - 2 Story Building w/Basement - 2,782 SF (per Buncombe County property card)
 - 3+ Offices / 2 Bathrooms
 - Year Built - 1910
- **212 Merrimon Ave.**
 - 3-unit Apartment building
 - 2 Residential units - Month-to-Month Lease, 1 vacant unit
 - 2 ½ Story Building - 4,030 SF (per Buncombe County property card)
 - Year Built - 1915
- **214 Merrimon Ave.**
 - 2 Story Commercial Building - 2,048 SF (per Buncombe County property card)
 - Year Built - 1921
 - Located on the same parcel as 212 Merrimon Ave.
- **230 Merrimon Ave.**
 - Commercial Building - Former Dry Cleaning business since 1938, closed June 2025
 - 1 Story Building - 8,505 SF (per Buncombe County property card)
 - Year Built - 1931

UTILITIES

- **WATER/SEWER**
City of Asheville
- **ELECTRIC**
Duke Energy
- **HEAT/AC**
All buildings have heat.



- **NATURAL GAS**
Enbridge North Carolina

TAX BILLS - 2026

- [0.08 Acres Holland St. - \\$367.25 /YR](#)
- [0.12 Acres Hillside St. - \\$1,553.36/YR](#)
- [0.16 Acres Holland St. - \\$1,615.40/YR](#)
- [0.16 Acres Merrimon Ave. - \\$2,378.42/YR](#)
- [171 Hillside St. - \\$6,465.29/YR](#)
- [210 Merrimon Ave. - \\$6,250.66/YR](#)
- [212 Merrimon Ave. - \\$10,796.58/YR](#)
- [230 Merrimon Ave. - \\$4,219.63/YR](#)

EASEMENTS

Utility Easement, Recorded in Buncombe County, NC - DB 5611, PG 650

FLOOD ZONE

Property is not located in a flood zone.

ITEMS THAT WILL NOT CONVEY

Please refer to the Listing Agent.

All Tenant-owned Personal Property will not convey.