

99999 US 70 Highway, Swannanoa, North Carolina 28778

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List \$: **\$2,400,000**

MLS#: **4086399** Category: **Commercial Sale** County: **Buncombe**
Status: **ACT** Parcel ID: **9678-78-0100-0000+ n** Acres: **9.60**
Legal Desc: **DEED DATE:07/18/2016 DEED:5447-0713 PLAT:0000-0000** Zoning: **CS & R2**
City Tax Pd To: **Swannanoa** Tax Val: **\$102,200** Deed Ref: **5447-716**
Lot Dim: Elevation: **2000-2500 ft.**
Complex Name:



General Information

Type: **Unimproved Commercial**
Second Type: **Free Standing Retail, Manufacturing, Medical/Dental, Warehouse/Office**
Sale/Lse Inc: **Land**
Documents:
In City: **No**
Restrictions: **N/A**
Rstrict Cmnts: **None**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder:
Year Built: **1930**
Const Status:
Const Type:
of Bldgs: **0**
of Rentals:
of Units:
Baths Total:
of Stories:

Square Footage

Total:
Min SF Avail: **0**
Max SF Avail: **0**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt:
Warehse SF:
Garage SF:

Additional Information

Rail Service:
Prop Finance: **Cash, Conventional**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**
Addl Parcels: **967868941100000**
Road Front:
Lsd Consdr: **No**
Flood Pl:

Features

View: **Long Range, Mountain(s), Year Round**
Fixtures Exclsn: **No**
Road Surface: **Paved**
Security Feat:
Suitable Use: **Commercial, Development, Industrial, Multi-Family, Subdevelopment**
Doors:
Basement Dtls: **No**
Patio/Porch:
Inclusions: **Land**
Fire Sprinkler:

Utilities

Restrictions: **N/A - None**

Association Information

Subject to HOA: **None**
Subj to CCRs: **No**

Public Remarks

9.6 acres +/- of CS Zoned property with an R2 Buffer at the top of the property in Swannanoa with frontage on Highway 70 approximately 6 Miles from downtown Asheville. Sewer line installation to Highway 70 frontage approved and to be completed by the end of 2023. Within 1 mile of the I 40 Interstate connector as well as 2 miles from shopping/groceries. Great location with zoning in place for a 50,000sf +/- manufacturing/industrial building as well as multi-family, medical, and other commercial uses. CS Zoning is one of Buncombe County's most permissive. The property slopes up from the road and is south facing with great long range views of the surrounding mountains. Water available at Highway 70.

Agent Remarks

Vacant. Feel free to go and show. Driveway is between Seven Oaks Stable and Mobile Home Park.
Showing Instructions/Directions

Call Listing Agent, Sign, Vacant

Highway 70 East from Asheville. Just pass Seven Oaks Stables on the left is the driveway. See sign.

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **10/31/2024**
Mkt Dt: **11/10/2023** DDP-End Dt:
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Greg Palombi (grpa54896)**
List Office: **The Real Estate Center (NCM16200)**
Buyer Agency: **3%** Sub Agency: **0%**
Dual/Var: **No**
Web URL:
List Agreement: **Exclusive Right To Sell**
Agent Phone: **828-216-4037**
Office Phone: **828-255-4663**
Transact Bkr: Bonus:
Seller Name: **See Public Records**
Full Service: **Full Service**

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Price: **\$2,400,000**





