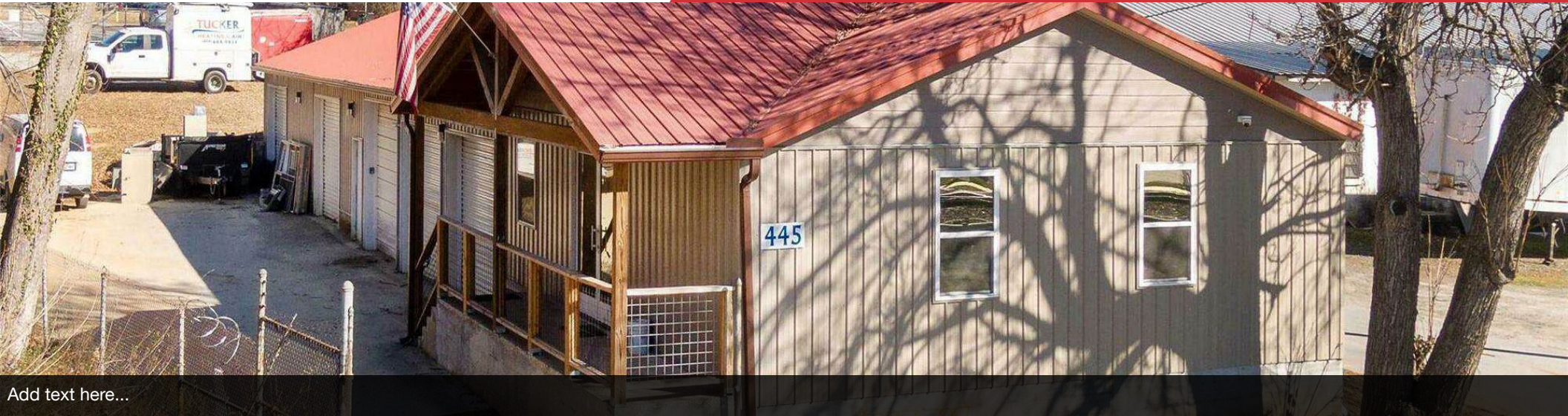


For Sale

3300 SF Warehouse for \$475,000.00

Retail, Auto Repair, Light Manufacturing, Trades etc



Add text here...

## 445 6th Avenue E

Hendersonville, North Carolina 28792

### Property Highlights

- RECENT PRICE REDUCTION DOWN TO \$475,000.00. GREAT VALUE!!
- Additional Space to build another building-meet setbacks and permitted use requirements

### Property Overview

This is your opportunity to own a warehouse in the city limits of Hendersonville with water, sewer and gas. Five overhead doors, central heat/air and a nice, spacious office make this a very desirable choice for an investor or an end user. Property is fenced and has lockable gates on Boxcar and Williams Streets. Chances like this are rare due to the high demand and short supply of warehouse in the WNC market and Henderson County Submarket. Property is currently leased through February of 2025. Tenant is willing to stay or accept a lease buyout if sooner occupancy is desired.

### Offering Summary

<b>Sale Price:</b>	\$475,000.00
<b>Building Size:</b>	3300 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	0.35 Acres

Demographics 0.5 Miles 1 Mile 1.5 Miles  
For More Information



**Tom Green, CCIM**

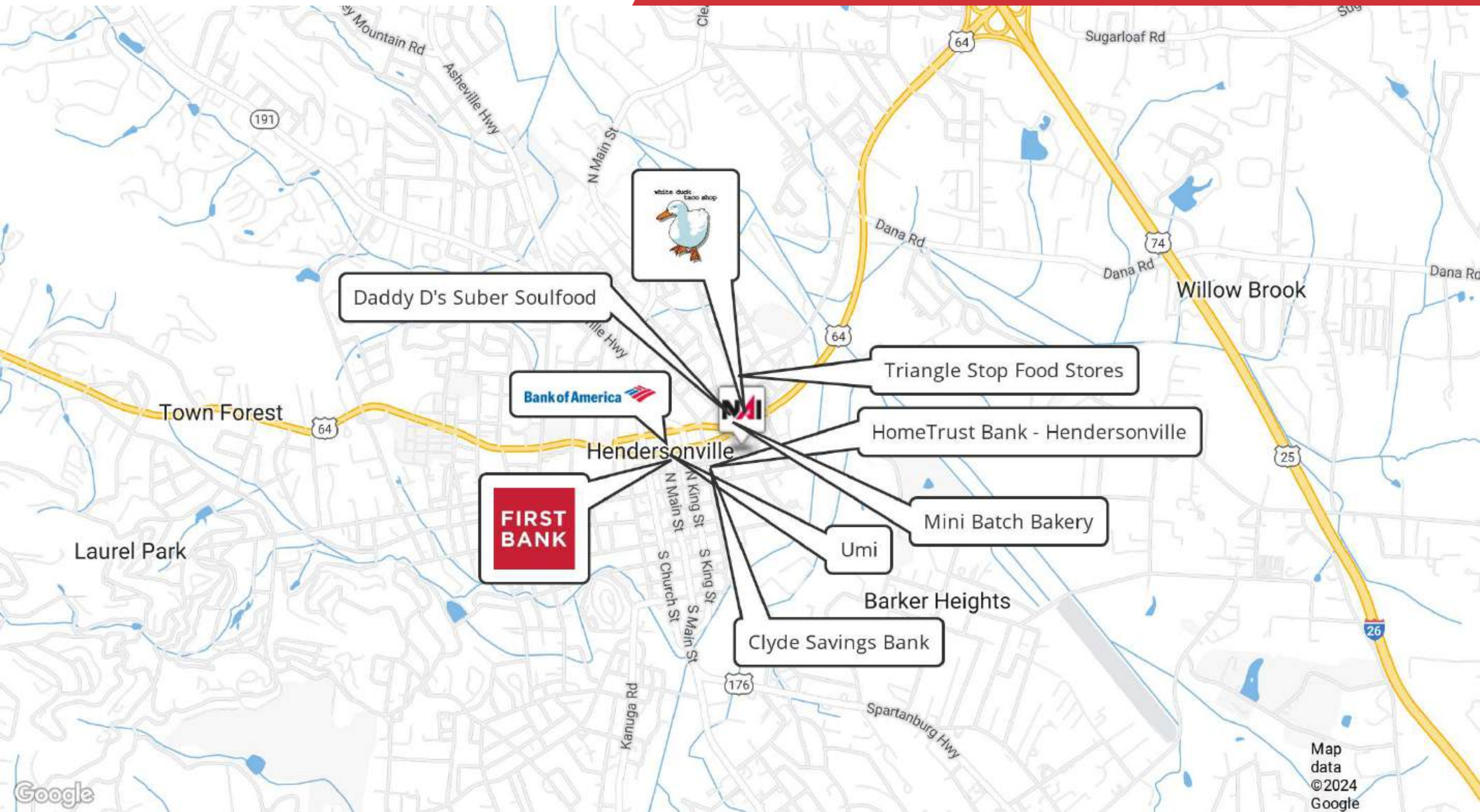
O: 828 606 6140

ptgreen@naibevery-hanks.com | NC #243570

For Sale

3300 SF Warehouse for \$475,000.00

Retail, Auto Repair, Light Manufacturing, Trades etc



For Sale

3300SF Warehouse for \$475,000.00

Retail, Auto Repair, Light Manufacturing, Trades etc



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.

410 Executive Park  
Asheville, NC 28801  
828 210 3940 tel  
[naibeveryly-hanks.com](http://naibeveryly-hanks.com)

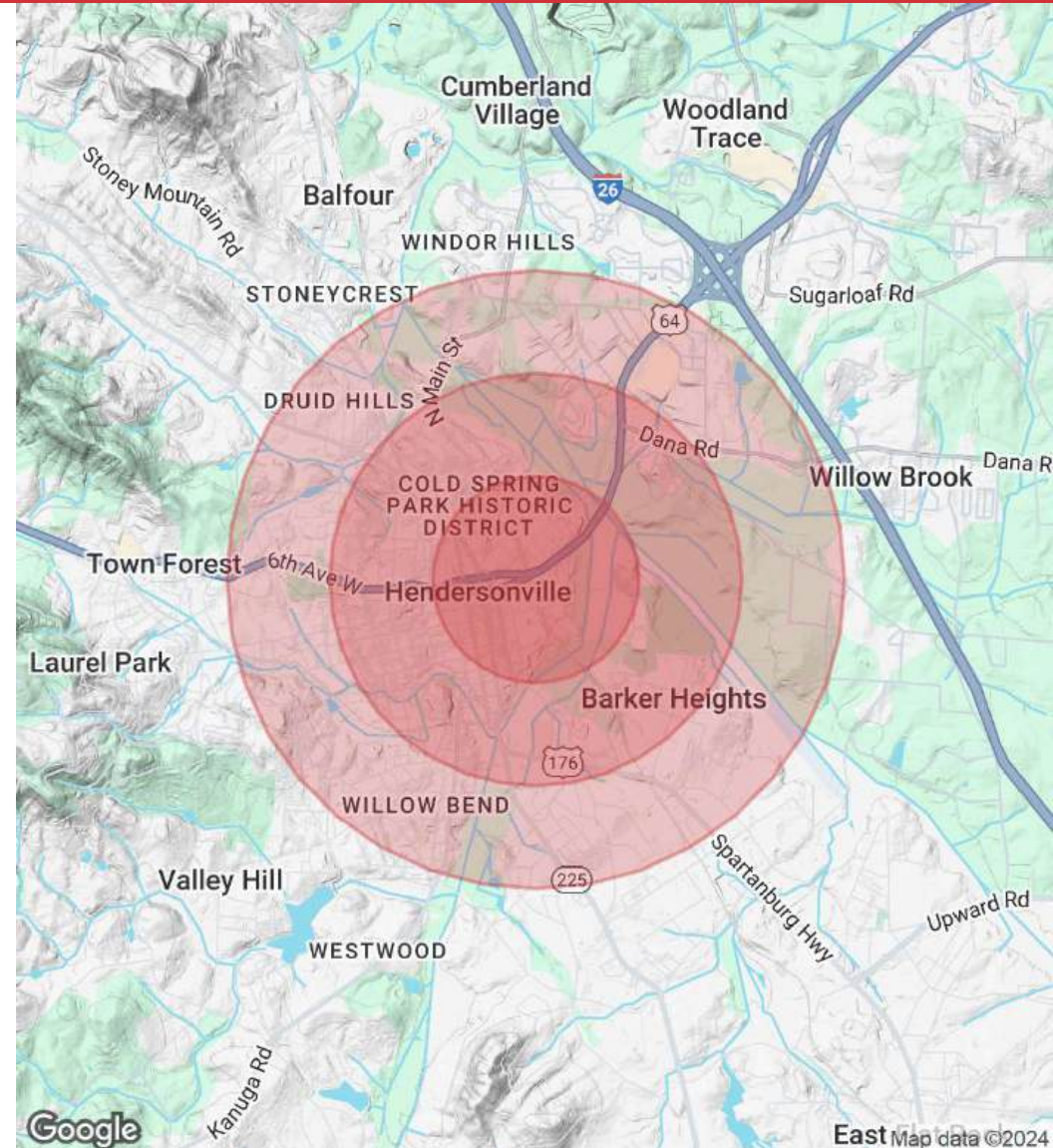
For Sale

3300SF Warehouse for \$475,000.00

Retail, Auto Repair, Light Manufacturing, Trades etc

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,216	4,152	9,628
Average Age	42.8	44.9	45.7
Average Age (Male)	47.5	44.7	41.8
Average Age (Female)	41.8	46.0	48.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	677	2,296	5,208
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$44,056	\$46,888	\$48,588
Average House Value	\$224,018	\$205,504	\$198,476

2020 American Community Survey (ACS)



Sheet Index	
AS Built	
.1	Main Floor Plan



PROJECT LOCATION MAP

- GENERAL NOTES:  
 1. DO NOT USE AS A BLUEPRINTS WITHOUT MR LLC PERMISSION.  
 2. PLEASE NOTE INTERIOR DIMENSIONS WERE NOT USED IN CALCULATING SQUARE FOOTAGE.  
 3. SIZE OF HEATED AND NOT HEATED AREA AND OTHER INFORMATION WERE OBTAINED PER THE NC REAL ESTATE COMMISSION GUIDELINES ( 6" FOR EXTERNAL WALLS EXCEPT CONDOMINIUMS)  
 4. FOR REMODELING QUESTIONS OR MORE DETAILED CAD DRAWINGS (INC. SITE PLAN, SECTIONS, ELEVATIONS) ALSO 3D MODEL PLEASE CONTACT ALFRED ZALYS  
 MOB. 828 231 7305 E-MAIL: A.ZALYS@HOTMAIL.COM

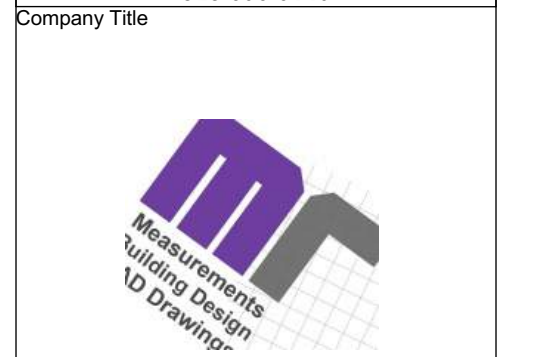
Revision History

RevID	ChID	Change Name	Date

- LEGEND MAP:  

 HEATED RESIDEN.FINISHED  
 HEATED COMMERC.FINISHED  
 NOT HEATED/NOT FINISHED  
 OPEN DECK  
 COVERED PORCH

Client:  
**Tom GREEN**  
 e-mail address  
**828 606 6140**



Company  
**Measure Rite LLC**  
 103 Poplar Spring Trail, Hendersonville  
 #Contact Country NC 28739

Site Address  
**445 6th Ave E, Hendersonville,  
 NC 28792**

Drawing Name  
**Main Level, Room Schedule,  
 Generic Perspective, Camera,  
 Sheet Index**

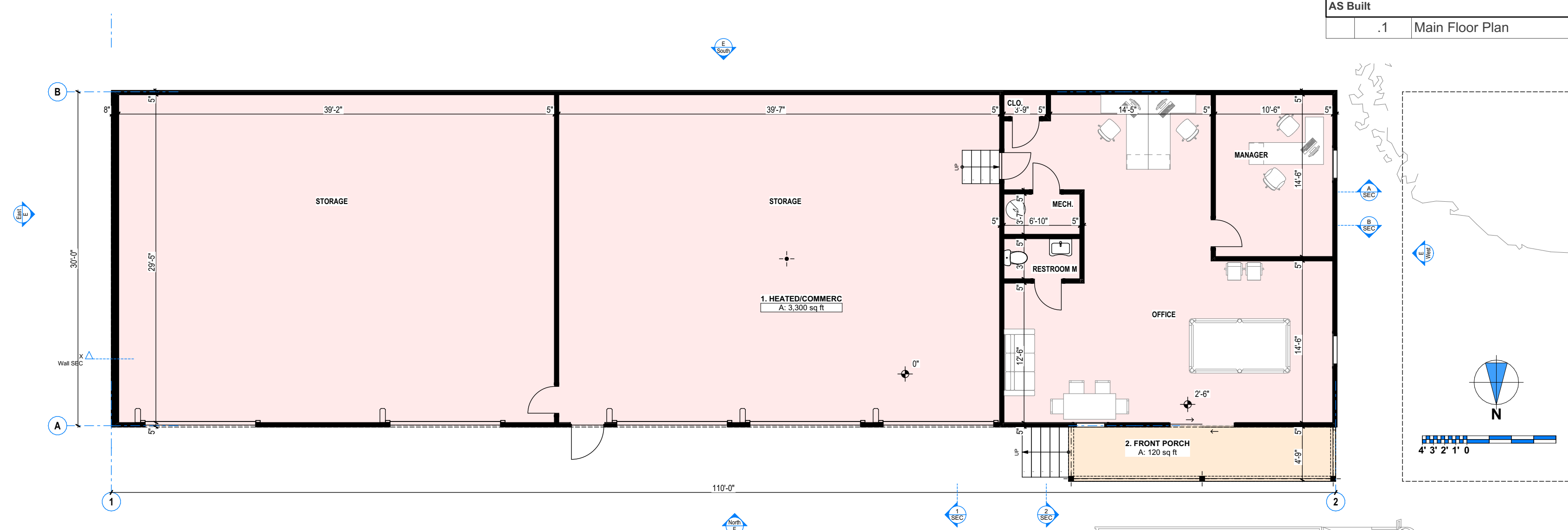
Drawing Status  
**AS Built**

Contact Name <b>Alfred ZALYS</b> mob: 828 231 7305	Job Nr. <b>MR 1068</b> Date <b>2/17/2024</b>
--	---

Drawing Scale 1/8" = 1'-0", 1:125, 1/16" = 1'-0", 1:250	Layouts Total <b>1</b>
--	---------------------------

Layout Nr. <b>1</b>	Paper Size <b>ANSI B</b>
------------------------	-----------------------------

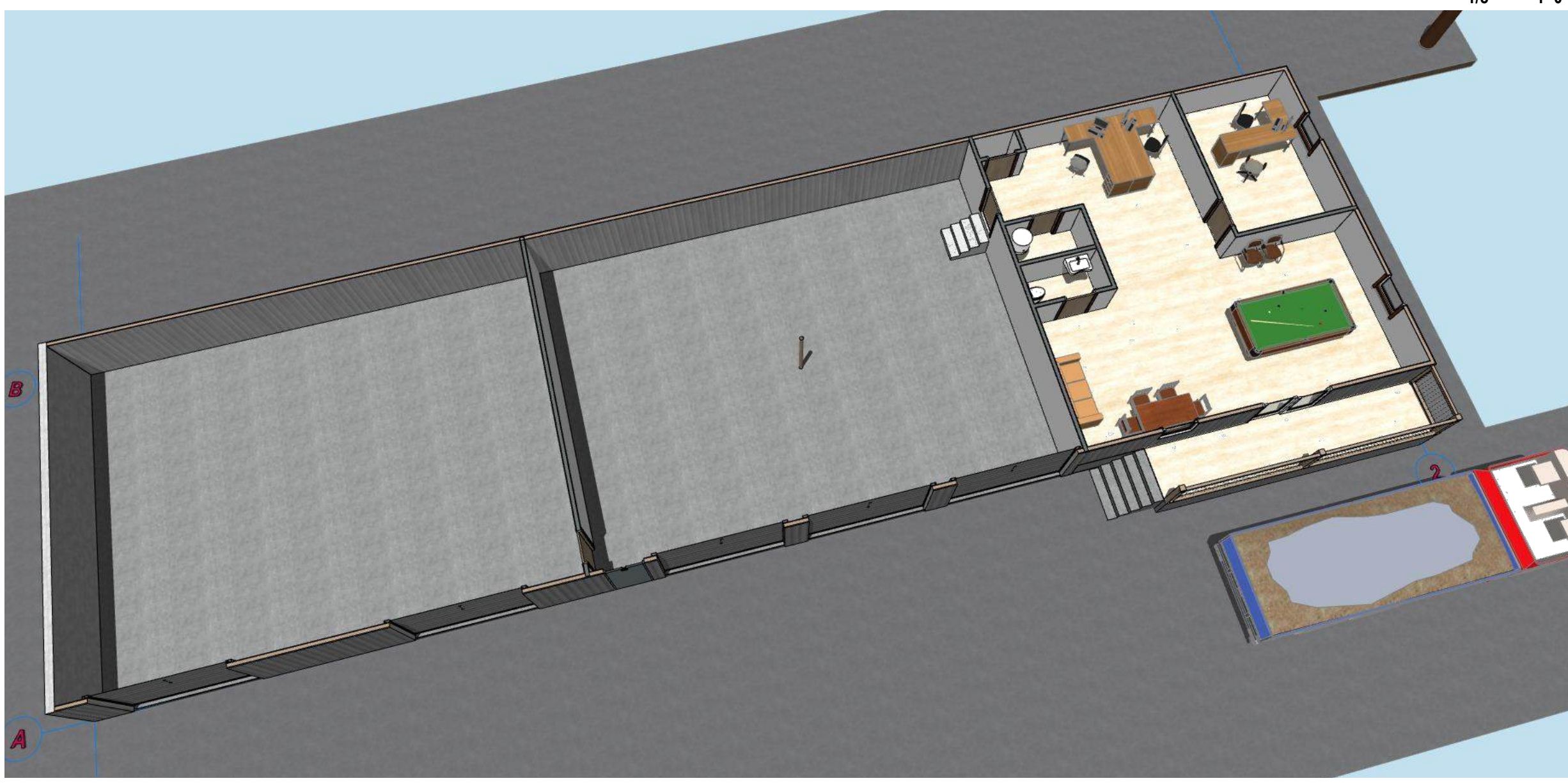
Layout ID <b>.1</b>	Revision
------------------------	----------



Room Schedule				
Label		Room Name	Area	Type
FLOOR AREA				
	Main Level	1. HEATED/COMMERC	3,300.00	Commercial Heated
	Main Level	2. FRONT PORCH	120.00	External / Covered
			<b>3,420.00 sq ft</b>	



Camera  
1:2.50



Generic Perspective  
1/16" = 1'-0"

### ***Sec. 5-7. C-2 Secondary Business Zoning District Classification.***

This zoning district classification is designed primarily to accommodate a) existing developments of mixed commercial and light industrial uses, and b) certain commercial and light industrial uses compatible with one another but inappropriate in certain other zoning district classifications.

#### **5-7-1. Permitted uses.**

The following uses are permitted by right in the C-2 Secondary Business Zoning District Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

- Accessory dwelling units subject to supplementary standards contained in section 16-4, below
- Accessory uses and structures
- Adult care centers registered with the NC Department of Health and Human Services (DHSS)
- Animal hospitals and clinics so long as the use contains no outdoor kennels
- Automobile car washes
- Automobile sales & service establishments
- Banks and other financial institutions
- Bed and breakfast facilities
- Business services
- Congregate care facilities, subject to supplementary standards contained in section 16-4, below
- Construction trades facilities so long as the storage of equipment and materials is screened from view from public rights-of-way
- Convenience stores with or without gasoline sales
- Cultural arts buildings
- Dance and fitness facilities
- Dry cleaning and laundry establishments containing less than 6,000 square feet of floor area
- Farm equipment sales and service
- Food pantries, subject to the supplementary standards contained in section 16-4, below
- Funeral homes
- Golf driving ranges and par three golf courses
- Greenhouses and nurseries, commercial
- Home occupations
- Hotels and motels
- Laundries, coin-operated

---

Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in section 16-4, below

Mobile food vendors, subject to supplementary standards contained in section 16-4, below

Music and art studios

Neighborhood community centers

Newspaper offices and printing establishments

Nursing homes subject to supplementary standards contained in section 16-4, below

Offices, business, professional and public

Parking lots and parking garages

Parks

Personal services

Planned residential developments (minor), subject to the requirements of article VII, below

Private clubs

Progressive care facilities subject to supplementary standards contained in section 16-4, below

Public and semi-public buildings

Recreational facilities, indoors

Recreational facilities, outdoors, commercial

Religious institutions

Repair services, miscellaneous

Residential care facilities

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, multi-family, subject to supplementary standards contained in section 16-4, below

Rest homes, subject to supplementary standards contained in section 16-4, below

Restaurants

Retail stores

Schools, post-secondary, business, technical and vocational

Schools, primary and secondary

Service stations

Signs, subject to the provisions of article XIII

Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Theaters, indoor

Wholesale businesses

---

### 5-7-2. Special uses.

The following uses shall be permitted in the C-2 Secondary Business Zoning District Classification only upon issuance of a special use pursuant to article X and shall be subject to special use requirements contained in section 16-4, below:

- Animal kennels
- Automotive paint and body work
- Bus stations
- Child care centers
- Civic clubs and fraternal organizations
- Light manufacturing
- Public utility facilities

### 5-7-3. Dimensional requirements.

Minimum lot area in square feet:	8,000 (6,000 for residential use).
Lot area per dwelling unit in square feet:	6,000 for the first dwelling unit; 4,000 square feet for one additional dwelling unit in any one building.
Minimum lot width at building line in feet:	None except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.
Minimum yard requirements in feet:	Front: 15 except for structures containing dwelling units which shall have a minimum front yard of 20 feet. Side: 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. On all corner lots, a ten-foot side yard setback is required.) Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

### 5-7-4. C-2 CZD Secondary Business Conditional Zoning District Classification.

The purpose, requirements and standards of this zoning district classification are identical to the C-2 Secondary Business Zoning District Classification except that rezoning to C-2 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development. The following uses shall be permitted in the C-2 Secondary Business Conditional Zoning District Classification upon rezoning to C-2CZD, regardless of the square footage or number of residential units for the use:



---

Day center.

Shelter facilities.

Telecommunications towers.

Permitted uses for the C-2 Secondary Business Zoning District Classification as specified in subsection 5-7-1, above.

Special uses for the C-2 Secondary Business Zoning District Classification as specified in subsection 5-7-2, above.

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58 , 12-2-21; Ord. No. 22-11 , 2-10-22; Ord. No. 22-22 , 5-5-22)



## Property Summary

Tax Year: 2024

<b>REID</b>	108906	<b>PIN</b>	9568-99-3105
<b>Location Address</b>	445 6TH AVE E	<b>Property Description</b>	WILLIAMS ST/SIXTH AVE

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	
<b>Market Area</b>	C100T
<b>Township</b>	NA
<b>Planning Jurisdiction</b>	HENDERSONVILLE
<b>City</b>	HENDERSONVILLE
<b>Fire District</b>	
<b>Spec District</b>	
<b>Land Class</b>	COMMERCIAL
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.35
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	8/18,
<b>Deed Book</b>	0037
<b>Deed Page</b>	0001
<b>Revenue Stamps</b>	\$470
<b>Package Sale Date</b>	8/18,
<b>Package Sale Price</b>	\$235
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary
<b>Total Buildings</b>
<b>Total Units</b>
<b>Total Living Area</b>
<b>Total Gross Leasable Area</b>

# Building Summary

Card 1 445 6TH AVE E

Building Details	
<b>Bldg Name</b>	
<b>Primary Occupancy Type</b>	OFFICES
<b>Primary Occupancy</b>	CONV OFFICE
<b>Primary Class</b>	C
<b>Primary Quality</b>	GRADE C
<b>Year Built</b>	1925
<b>Effective Year</b>	2000
<b>Physical Depreciation (Rating)</b>	AVERAGE
<b>Physical Depreciation (% Bad)</b>	23
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Gross Leasable Area (SQFT)</b>	3,960
<b>Remodeled Year</b>	0
<b>Total Stories</b>	1

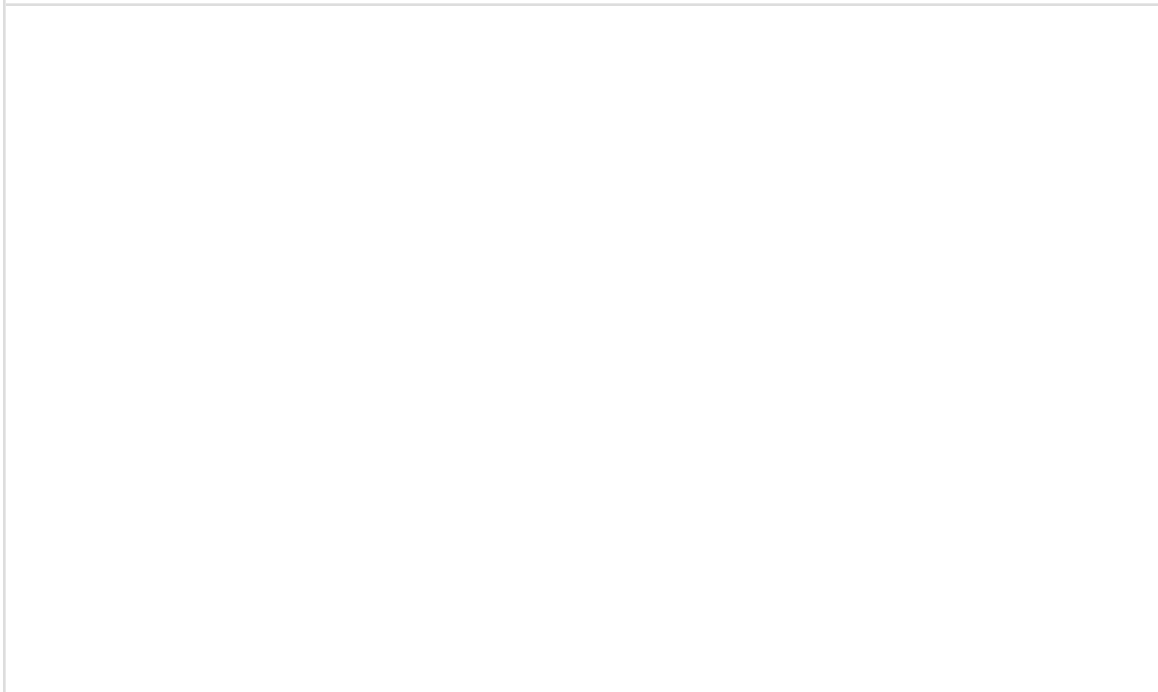
Section 1 Details	
<b>Occupancy Type</b>	OFFICES
<b>Air Conditioning</b>	100% CENTRAL A/C
<b>Baths</b>	ADEQUATE

<b>Class</b>	C
<b>Depreciation</b>	23%
<b>Depreciation</b>	AVERAGE
<b>FIREPLACE OPENINGS</b>	0
<b>FIREPLACE STACKS</b>	0
<b>Heat</b>	100% CENTRAL
<b>Occupancy</b>	CONV OFFICE
<b>Quality</b>	GRADE C

### Addition Summary

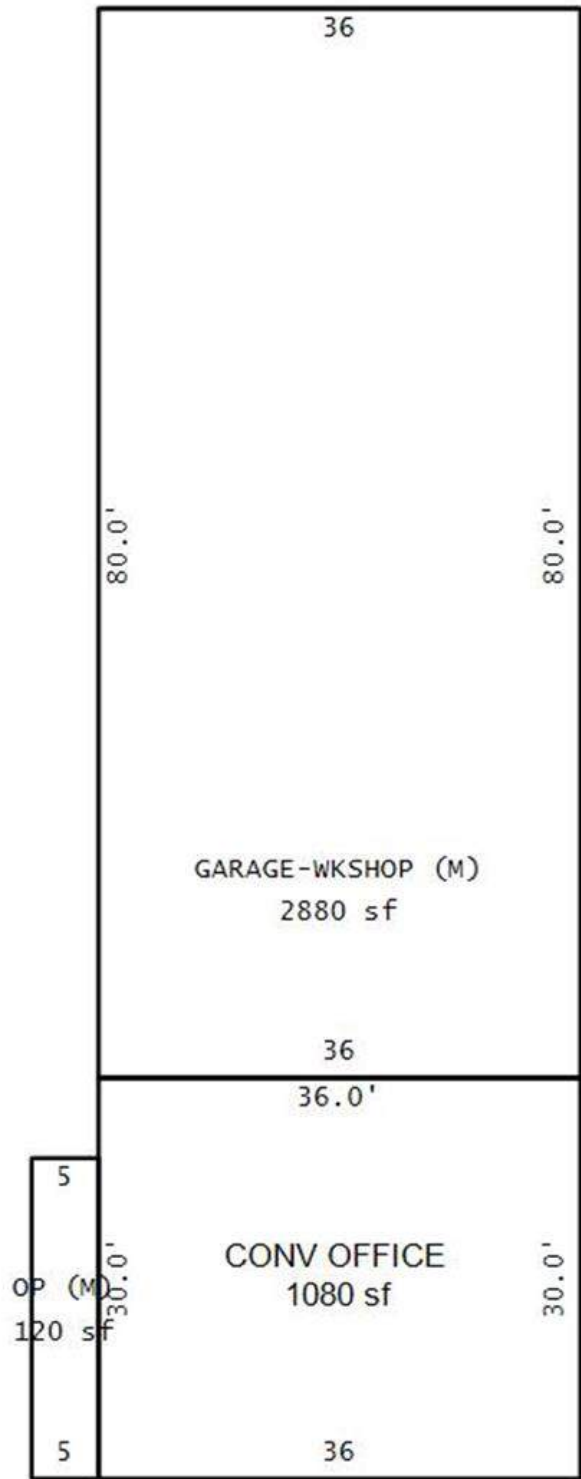
<b>Story</b>	<b>Type</b>
1.00	OPEN PORCH (MAIN)
1.00	GARAGE-WORKSHOP (MAIN)

### Building Sketch



### Photogr





## Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys De (% Bad)
1	350	SIZE	FENCING 6	\$16.00		1980	
<b>Total Misc Improvements Value Assessed: \$1,100</b>							

## Land Summary

Land Class: COMMERCIAL			Deeded Acres: 0
Zoning	Soil Class	Description	Size
C-2		COMMERCIAL SECONDARY	15246.00 SQUARE FOOT PRICED
<b>Total Land Value Assessed: \$45,700</b>			

## Ownership History

	Owner Name	Deed Type	% Ownership
Current	LEE, MICHAEL D.	GWD	100
1 Back	BLYTHE, SHERRELL DAVID	GWD	100
2 Back	ADB BLYTHE INC	GWD	100
3 Back	BRUMMETT, MARY VIRGINIA	GWD	100
4 Back	BRUMMETT, MARY VIRGINIA	GWD	100
5 Back	BRUMMETT, MARY VIRGINIA MCALL	GWD	100
6 Back	MCCALL, MARY E	GWD	100

# Notes Summary

Building Card	Date
No Data	





This document presented and filed:  
08/18/2021 04:39:30 PM

WILLIAM LEE KING, Henderson COUNTY, NC  
Transfer Tax: \$470.00

Excise Tax: \$ 470 .00

Recording Time, Book and Page

→ Return To: Winson

This instrument prepared by: **THERON E. MULLINAX, JR.**, ATTORNEY AT LAW  
MULLINAX LAW FIRM, P. O. Box 2648, Hendersonville, NC 28793

DEED PREPARATION ONLY - NO TITLE EXAMINATION PERFORMED

Parcel #: 108906

Description for Index: 445 Sixth Avenue East, Hendersonville, NC 28792

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 17<sup>th</sup> day of August, 2021, by and between

GRANTOR

GRANTEE

**SHERRELL DAVID BLYTHE, SINGLE**

**MICHAEL D. LEE**

6952 Willow Road  
Hendersonville, NC 28739

107 Estate Drive  
Hendersonville, NC 28739

The designated Grantors and Grantees as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The property herein conveyed \_\_\_\_\_ does X does not include the primary residence of the Grantor.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Hendersonville** Township, Henderson County, North Carolina and more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

2021 Henderson County and City of Hendersonville ad valorem property taxes

All rights of way, easements, reservations, restrictions and amendment to restrictions, if any, of public record of even date herewith.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

*Sherrell David Blythe* (SEAL)  
Sherrell David Blythe

STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

I, *Sylvia Maxwell*, a Notary Public in and for the above County and State, do hereby certify that SHERRELL DAVID BLYTHE, Single, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this the 17<sup>th</sup> day of August, 2021.

My commission expires:

5-16-24

*Sylvia Maxwell*

NOTARY PUBLIC

Please insert Notary stamp/seal inside box only

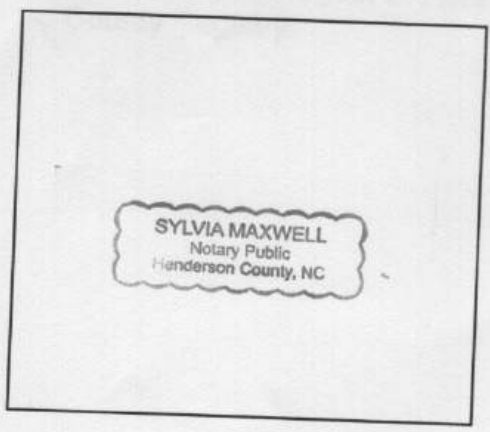


EXHIBIT A

BEGINNING at a point of intersection of the West margin of Williams Street with the North margin of Sixth Avenue and running thence along the North margin of Sixth Avenue, South 74 deg. West 201.7 feet to a corner, also a corner of the original tract of the Williams Estate now North Carolina Highway Commission; thence North 16 deg. West approximately 48 feet to a point, said point being the eastern margin of Railroad Street and also being 94 feet normal to Line L 1 Eastbound Lane; thence on a straight line in an easterly direction approximately 10 feet to a point, said point being the beginning of the controlled access line and fence and also being 94 feet normal to Line L 1 Eastbound Lane; thence on a straight line along and with controlled access line in an easterly direction approximately 61.5 feet to a point, said point being 90 feet normal to Line L 1 Eastbound Lane; thence continuing in an easterly direction along and with the controlled access line approximately 130 feet to a point, said point being on the western margin of Williams Street and being 70 feet normal to Line L 1 Eastbound Lane; thence South 22 deg. 15 min. East along the West margin of Williams Street approximately 110 feet to the point and place of BEGINNING and containing approximately 12,816 square feet and being the southern portion of that tract of land described in Deed Book 464, at Page 580, Henderson County Registry.

SUBJECT TO the right of way of Southern Railroad.

SUBJECT TO that RESERVATION by the State Highway Commission specified in Deed Book 507 at Page 96, Henderson County Registry, reference to which is hereby made and incorporated herein

AND BEING that same property conveyed by ADB Blythe, Inc. to Sherrell David Blythe by deed dated August 27, 2020 and recorded in Book 3552, Page 31 of the Henderson County Registry.

The designated Grantee and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include covenants, prices, conditions, terms and restrictions as required by contract.

The property herein conveyed \_\_\_\_\_ does  does not include the primary residence of the Grantor.

WITNESSETH that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land located in Hendersonville Township, Henderson County, North Carolina and more particularly described as follows:

BEING all that property described on Exhibit A attached hereto and incorporated into this instrument as if fully set forth herein.