

BUILDING NOW FOR SALE

**6 Roberts Road
Asheville, NC 28803**

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

BUILDING FOR SALE ON 1.56+/- ACRE SITE/ 96% LEASED

\$4,200,000

\$316,000 YEAR 1 NOI

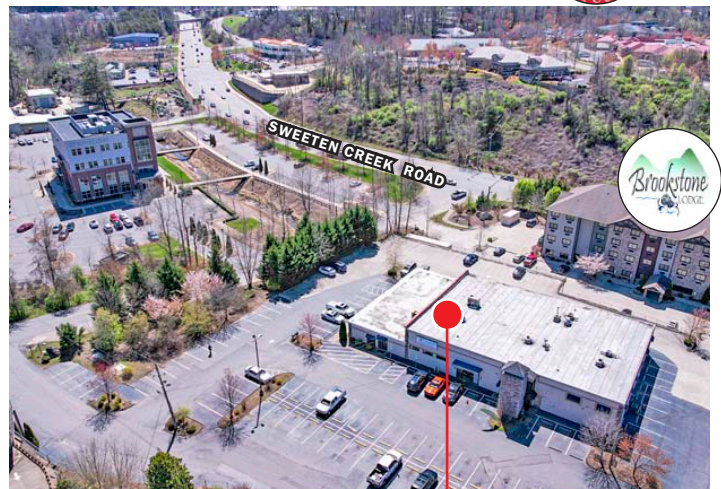


PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

- Strong in-place NOI with mark to market upside
- 125 parking spaces / 6.50 per 1000 parking ratio
- Site features: Access to traffic light and I-40 on/off ramps
- Potential 100,000/sf medical office redevelopment opportunity
- 1.56±/acre site includes a pylon sign and an elevator
- Adjacent to Regional Medical Park / 3 miles from Mission Hospital



AERIAL VIEW

SITE LOCATION



Paul Ellis
 Commercial Broker
 Main Office:
 828.684.4344
 Mobile:
 828.545.9002
 Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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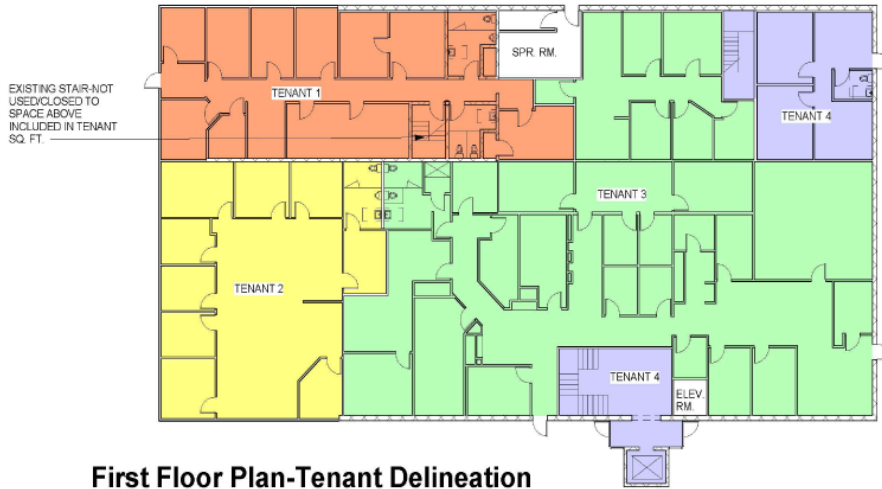
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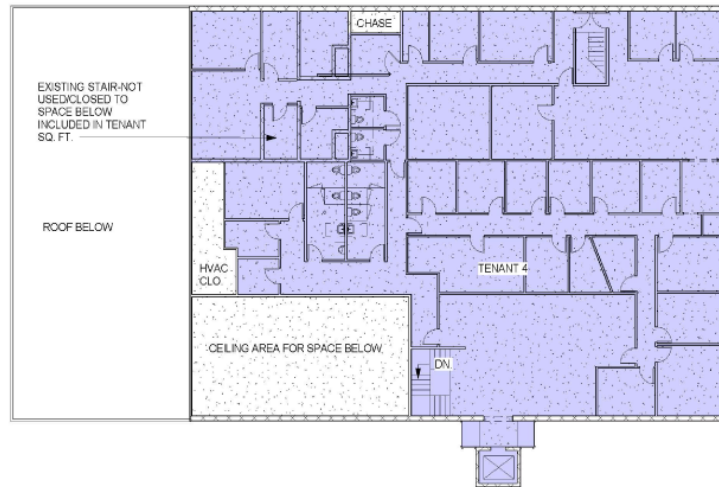


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INTERIOR SPACE



First Floor Plan-Tenant Delineation



Second Floor Plan-Tenant Delineation



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COLOR KEY

- Tenant 1
- Tenant 2
- Tenant 3
- Tenant 4

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EXISTING PROPERTY



POTENTIAL MOB REDEVELOPMENT OPPORTUNITY (renderings)



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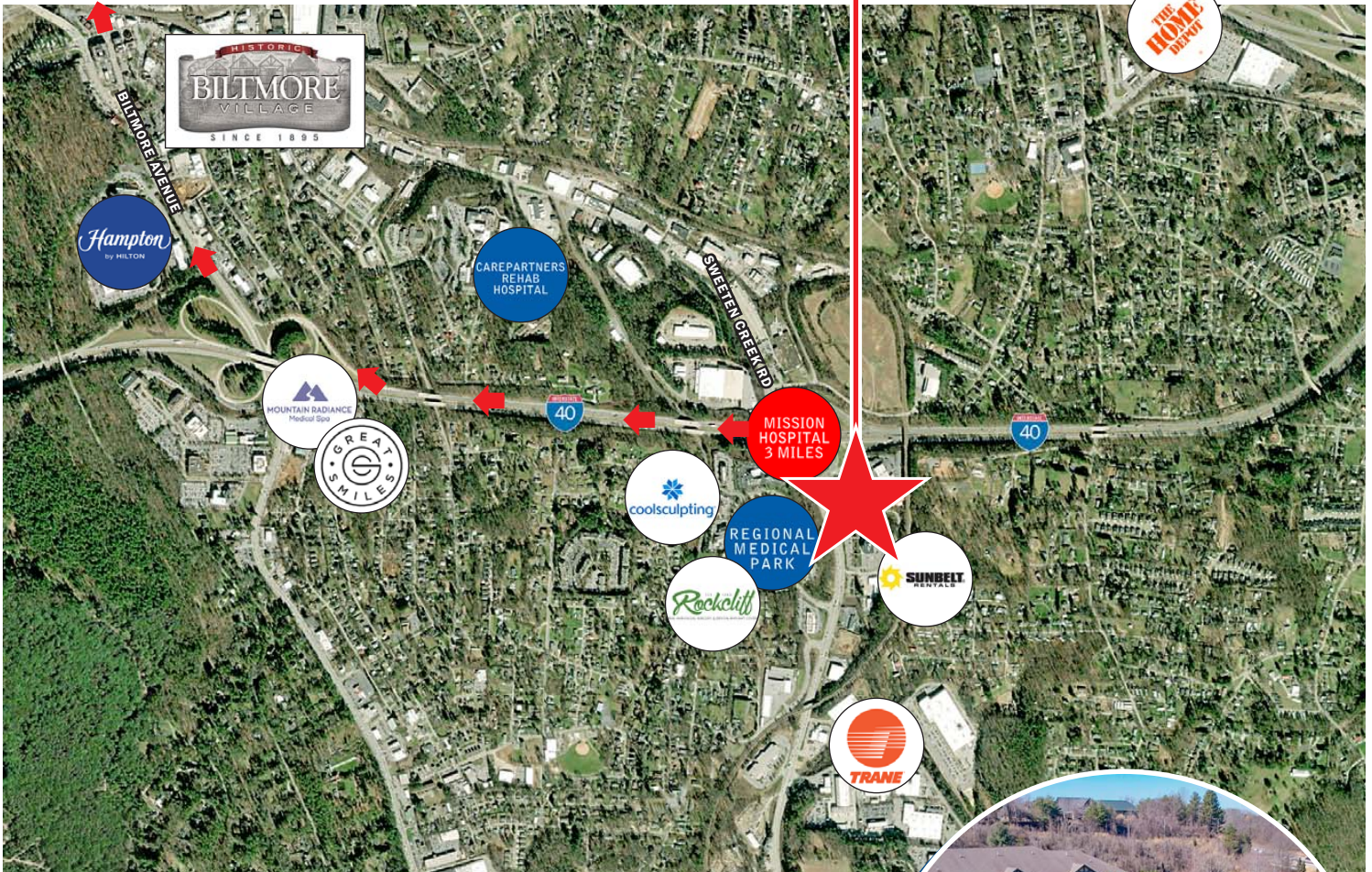
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WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

SURROUNDINGS

SITE LOCATION



MAP CREDIT: NOAA



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