



— THE —
**REAL
ESTATE**
— CENTER —

10 N Spruce St, Asheville, NC 28801

[DRONE VIDEO](#)

[WEBSITE](#)

[MATTERPORT](#)

Scott Carter

Cell: 828-215-9701

Office: 828-255-4663

scottcarter@recenter.com

159 S Lexington, Asheville, NC 28801

www.recenter.com

PROPERTY FEATURES

10 N SPRUCE ST, ASHEVILLE, NC 28801

Great downtown location near Pack Square Park and Buncombe County Parking Garage on the corner of Lawyers Walk and Spruce St. 3 store fronts on Spruce St w/ additional entries off Lawyers Walk and rear alley with a small portion of land for a potential parking place. The building has 4 month to month tenants to include a live/work type apartment. The building is entirely connected with interior doors. Building can be delivered vacant. The building is heated/cooled w/appx 16' ceiling beyond existing drop ceiling. Ideal for attorneys, financial advisors and other office uses. Other potential uses are brewery, food/beverage, makers space, art studio/gallery, fitness, or redevelopment. Property is located in hotel district. Nearby to 2 public parking garages. Pack Square is host to numerous festivals throughout the year such as Shindig on the Green, Art in the Park, LEAF Downtown and others. It is also home to SplashVille an interactive water feature, keeping it active day & night

ADDRESS: 10 N Spruce Street
List Price: FOR SALE: 1,800,000 FOR LEASE: \$10,000/MO
MLS#: 4002821
Parcel ID: 964940785500000
County: Buncombe
Zoning: CBD (Central Business District)
Building: 1-Story Building with 6023 SF
Style: Traditional
HOA: N/A
Year Built: 1926
SQFT: 6023
Includes: 0.15 Acres
Community: Positioned on Corner Lot in Downtown Asheville



10 NORTH SPRUCE STREET



10 NORTH SPRUCE STREET



10 NORTH SPRUCE STREET



10 NORTH SPRUCE STREET



10 NORTH SPRUCE STREET



Parking Garages

The City of Asheville operates six parking garages ([click here for real-time space availability](#)); each is open for public parking 24/7, and offers hourly, daily, and monthly parking. The hourly rates in all garages are (as of 9/10/2021):

- Less than one hour: \$0.00 (free)
- Second hour: \$2.50
- Each additional hour: \$1.25
- Daily maximum: \$12.00

10 NORTH SPRUCE STREET



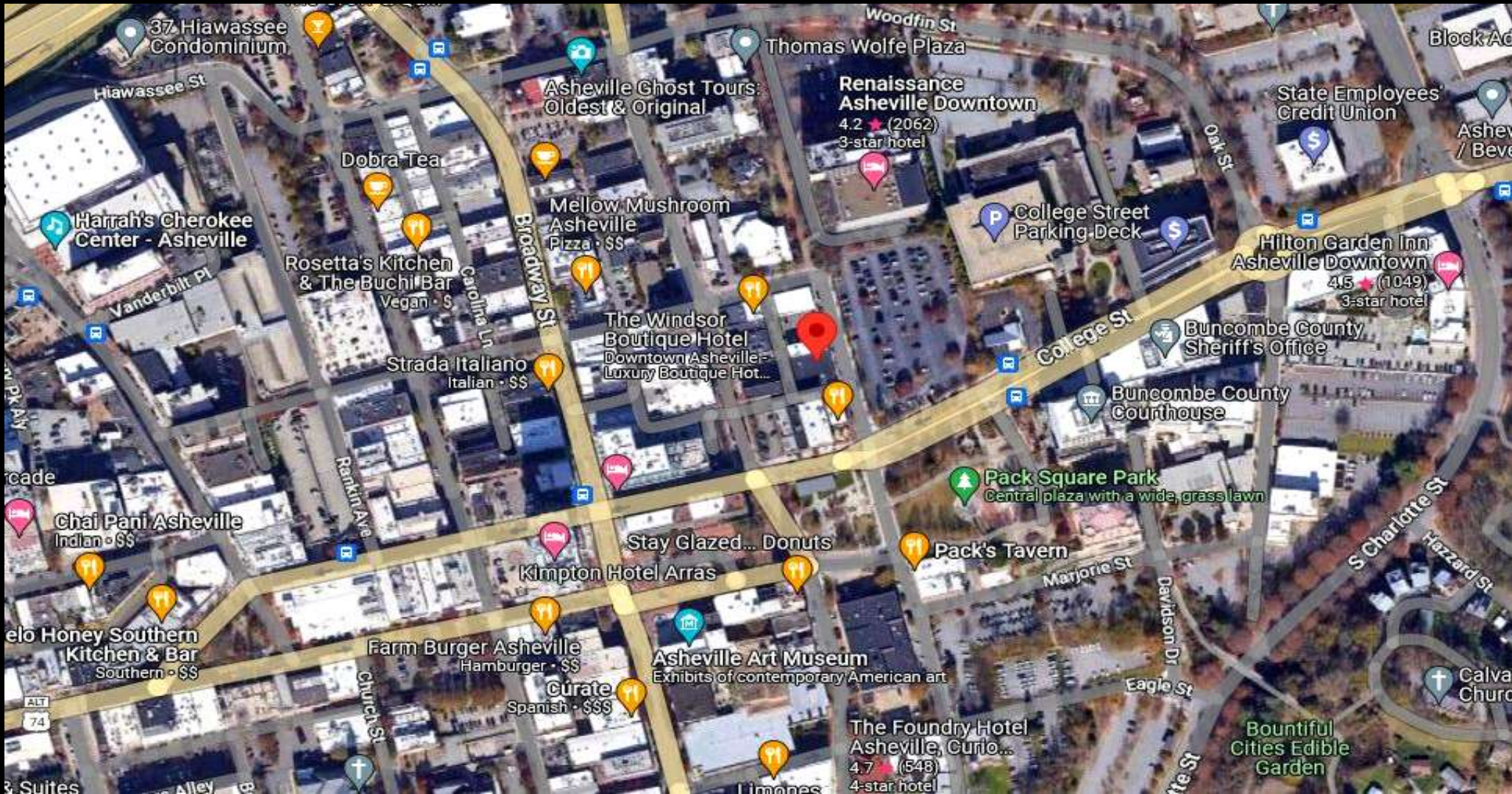
10 NORTH SPRUCE STREET



10 NORTH SPRUCE STREET



10 NORTH SPRUCE STREET



THE
REAL
ESTATE
CENTER



Scott Carter

Cell: 828-215-9701

Office: 828-255-4663

scottcarter@recenter.com

159 S Lexington, Asheville, NC 28801

www.recenter.com

SPECIALISTS IN ASHEVILLE'S URBAN MARKET

RESIDENTIAL | COMMERCIAL | DEVELOPMENT