

FOR SALE

— THE —
REAL
ESTATE
— CENTER —

9 - 13 Broadway St. | Asheville 28801

A Historic, Downtown, Mixed-Use
Investment Opportunity

9-13 Broadway St.



FULLY-LEASED MIXED-USE INVESTMENT IN DOWNTOWN ASHEVILLE
OFFERED AT \$3,500,000

9-13 BROADWAY

This mixed-use, fully-leased historic portfolio in downtown Asheville, North Carolina, presents a highly stable and diversified income stream. The property, built in 1920, with updates in 2024, includes three apartments, ground-level retail spaces, and a restaurant. All leases are long-term and multi-year, with a diverse tenant mix providing investors with stable income generating opportunity and balanced cash flow.

The Asheville metro area and Buncombe County continue to grow, adding 164 retail establishments between 2024-2025, a +9.7% growth, significantly outpacing the national average. Additionally, downtown Asheville has largely reopened and shows signs of strong recovery momentum following Hurricane Helene. With existing long-term leases in place and a diversified tenant mix, Star Block generates consistent, reliable income and benefits from a strong, active market.

INVESTMENT SUMMARY

Offered at \$3.5M

Property Portfolio Includes:

- Address: 9-13 Broadway Street
- Two fully-furnished residential units
- Unit 203 is 1BR/1BA
- Unit 201 is 1BR/1.5BA

Property Overview:

- Mixed-Use Asset
- Retail + Restaurant
- Built 1920 | Updated 2024
- Fully Leased

Key Investment Highlights

- Stabilized mixed-use downtown asset
- Long-term tenant leases
- Multiple revenue streams
- Located in Asheville's historic urban core
- Tourism-driven retail market
- Strong surrounding hospitality development





DAEDALUS GALLERY
9 BROADWAY



THAI ORCHID
11 BROADWAY



VIDA BY VIVIAN
13 BROADWAY

TENANT SUMMARY

9-13 BROADWAY ST.



FURNISHED APARTMENT
11 BROADWAY - UNIT 201



FURNISHED APARTMENT
11 BROADWAY - UNIT 203

INCOME & EXPENSE SUMMARY

9-13 Broadway St – Income & Expense Summary													
Monthly Rental Income													
Source	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
9 Broadway	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$45,600
11 Broadway (Retail)	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
11 Broadway – Unit 201	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,750	\$2,750	\$2,750	\$2,750	\$3,000	\$3,000	\$2,500	\$32,000
11 Broadway – Unit 203	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,750	\$2,750	\$2,750	\$2,750	\$3,000	\$3,000	\$2,500	\$32,000
13 Broadway	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Total Rental Income													\$199,600
Tenant & Income Breakdown													
Address / Unit	Type	Tenant	Annual Rent										
9 Broadway	Retail	Daedalus Gallery	\$45,600										
11 Broadway	Restaurant	Thai Orchid	\$60,000										
11 Broadway – Unit 201	Residential	Furnished Apartm	\$32,000										
11 Broadway – Unit 203	Residential	Furnished Apartm	\$32,000										
13 Broadway	Retail	Vida by Vivian	\$30,000										
Total Income			\$199,600										
Operating Expenses													
Expense Category	Amount												
Taxes	\$16,659												
Insurance (Estimated)	\$5,000												
Maintenance (Estimated)	\$2,000												
Utilities	\$3,600												
Operating Expenses (Estimated)	\$1,000												
Total Operating Expenses	\$28,259												
Net Operating Income (NOI)													
Metric	Amount												
Total Income	\$199,600												
Total Expenses	\$28,259												
Net Operating Income	\$171,341												



Units 201 & 203



Map of Downtown Asheville.

FOR MORE INFORMATION

Please contact Jay Lurie at The Real Estate Center Asheville, for more information or to schedule a showing. 159 South Lexington Ave., Asheville, NC 28801



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