



# ASSISTED LIVING FACILITY



  
SPECIAL PURPOSE PROPERTY FOR SALE

## 483 CARIBOU RD, ASHEVILLE, NC 28803

*Presented By*

**SCOTT RAINES, CCIM**

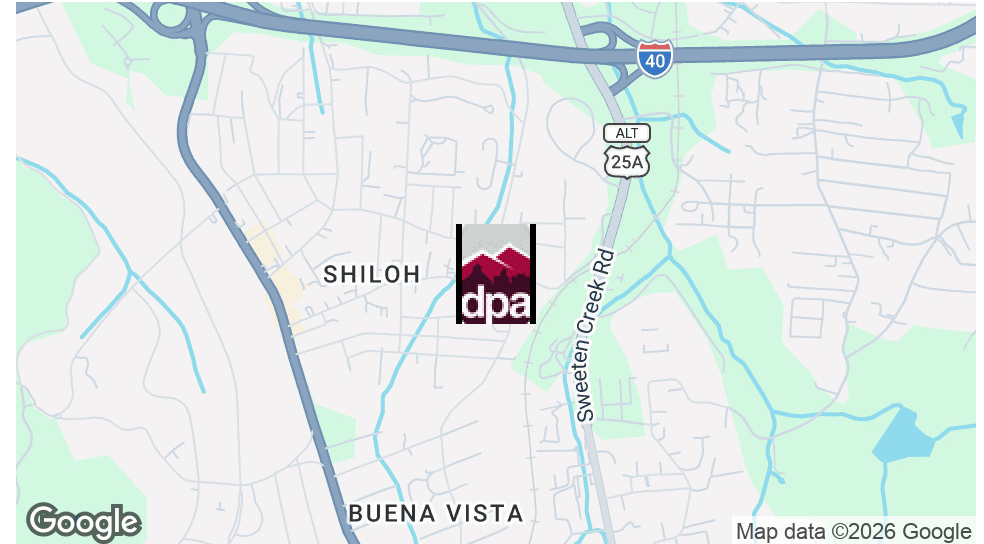
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**DEWEY PROPERTY ADVISORS**

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Asheville, NC 28801  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$599,950
Building Size:	2,363 SF
Lot Size:	0.51 Acres
Price / SF:	\$253.89
Year Built:	1974
Zoning:	RS8

### PROPERTY OVERVIEW

This property operated as an adult assisted living home (6 beds + onsite staff member) until December 2025. It could also be a prospect for a Day Care, Family Care, pre-school, transitional housing or residential. Only recently vacated, the building is well maintained, in clean condition and sits on a nice, large .5 acre lot. 6 bedrooms, 3 full baths, laundry room, large dining and livings rooms.

The property is zoned RS-8 and is presently classified by the City as an Adult Care Home / Commercial use. Buyers are encouraged to consult with the City of Asheville regarding their intended use.

### PROPERTY HIGHLIGHTS

- Located on the ART bus line
- Zoned RS-8
- Large .5 acre lot
- Established surrounding neighborhood



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## RETAILER MAP



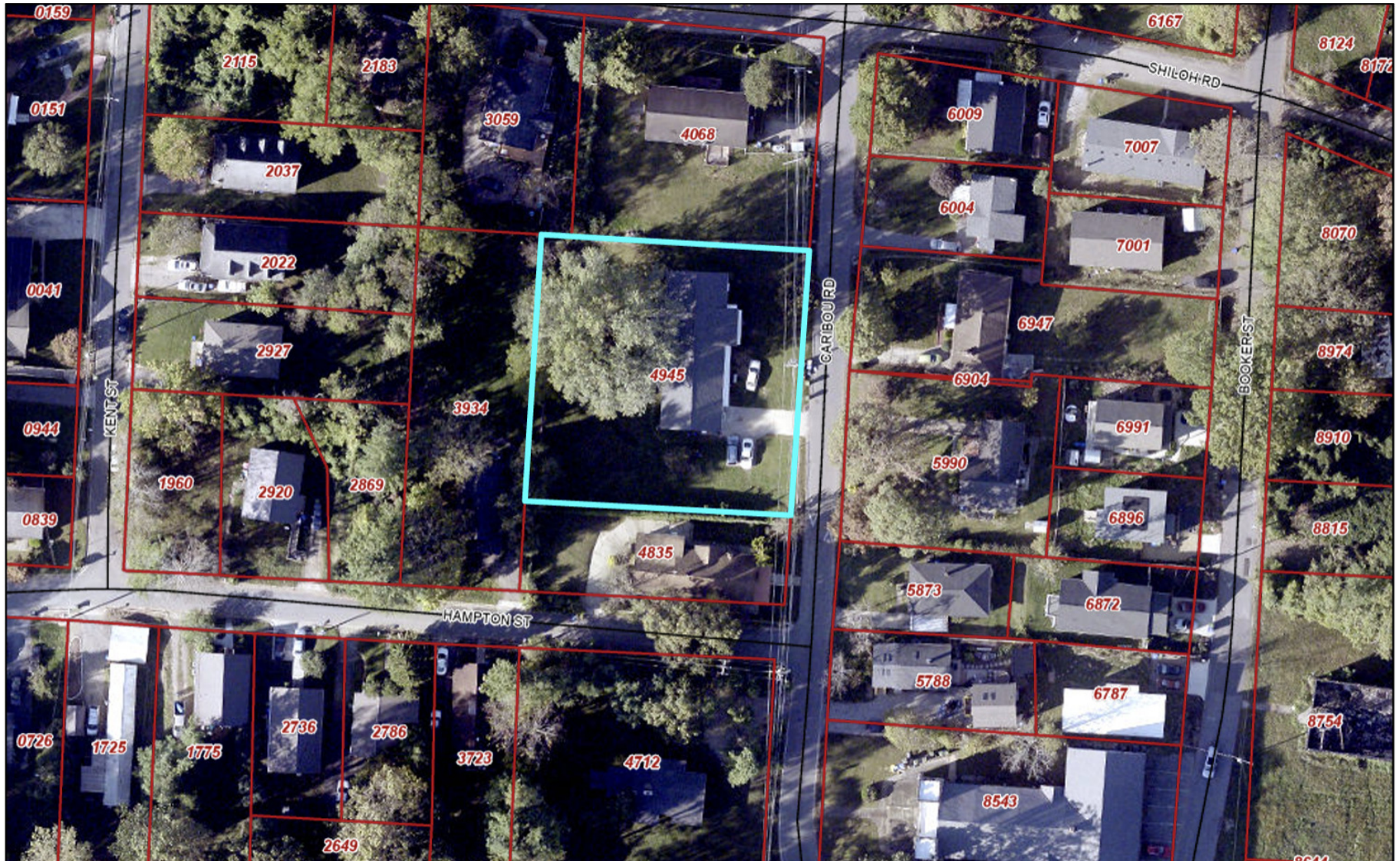
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## GIS AERIAL IMAGE



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## PHOTOS



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## DEMOGRAPHICS MAP & REPORT

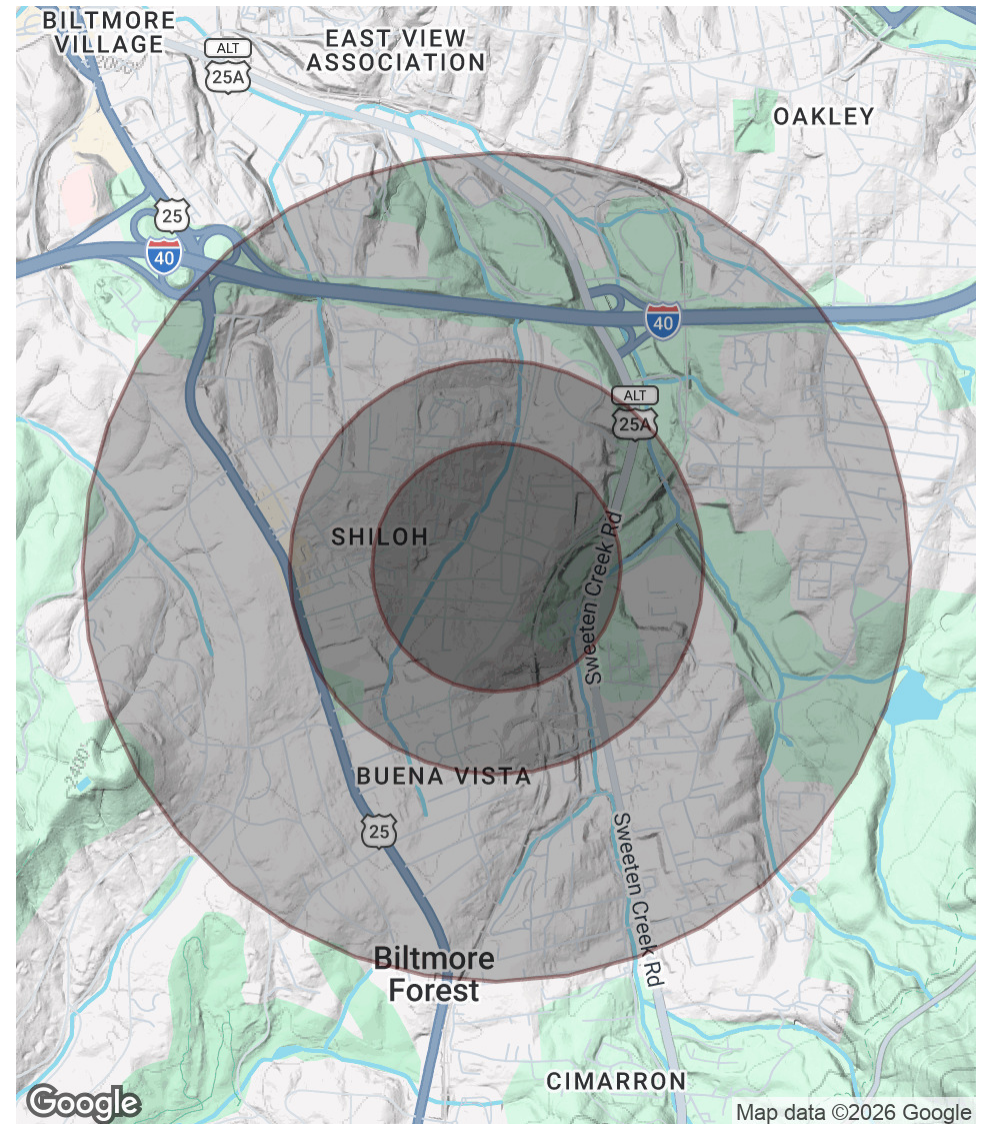
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	759	2,044	5,641
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	921	2,459
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$91,227	\$91,655	\$109,700
Average House Value	\$430,606	\$429,334	\$499,478

Demographics data derived from AlphaMap



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