

**FOR SALE — 18,254 SF**

**\$ 5,932,550**

*Rare Class-A Office*

*Investment Opportunity*

*Adjacent to Downtown Asheville*

ASHEVILLE AREA CHAMBER OF COMMERCE  
AND VISITOR CENTER

LENOIR-RHYNE UNIVERSITY

**36 Montford Avenue, Asheville, NC**





36 Montford Avenue  
Asheville, NC

**LENOIR-RHYNE  
UNIVERSITY**

Center for  
Graduate Studies  
of Asheville

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## INVESTMENT SUMMARY

- **\$5,932,550 for 18,254 Total Square Feet — \$325 per square foot**
- Trophy Property with the Asheville Chamber of Commerce as 1st Floor Unit 1 owner
- First time ever on market since the original upfit ('12, '17) by Lenoir-Rhyne University
- An ***Additional 2,009 SF of Expansion Area*** is included as part of Unit 2A (on 2nd Floor)
- Expansion area is upon roof deck above the NW wing of the 1st Floor
- Technology-focused infrastructure, modern interior, ample offices and meeting rooms
- Enormous 1,205 SF Conference Room with full A/V support and wiring in place
- 335 SF rooftop balcony with seating area which encompasses western mountain views
- All FF&E can convey or be delivered vacant
- All floor area in each Unit belongs to Unit owner (only common area is elevator)
- Secure key-card access throughout both Units
- 128 shared parking spaces with a 4-1 parking ratio allotted to Units 2 and 2A
- 4.35-acre property; 3-story building with fully integrated solar panel roof system



## OFFERING

- **Two Condominium Units**
- Available as *combined* or *separate*

### **Unit 2:**

2nd Floor "South Wing"):	3,525 SF
3rd Floor (entire):	8,458 SF
<b>Total:</b>	<b>11,983 SF</b>

### **Unit 2A:**

2nd Floor "North Wing":	<b>6,271 SF</b>
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**Combined Total: 18,254 SF**

**\* Plus an Additional 2,009 SF Rooftop  
Expansion Area On 2nd Floor — Unit 2A**





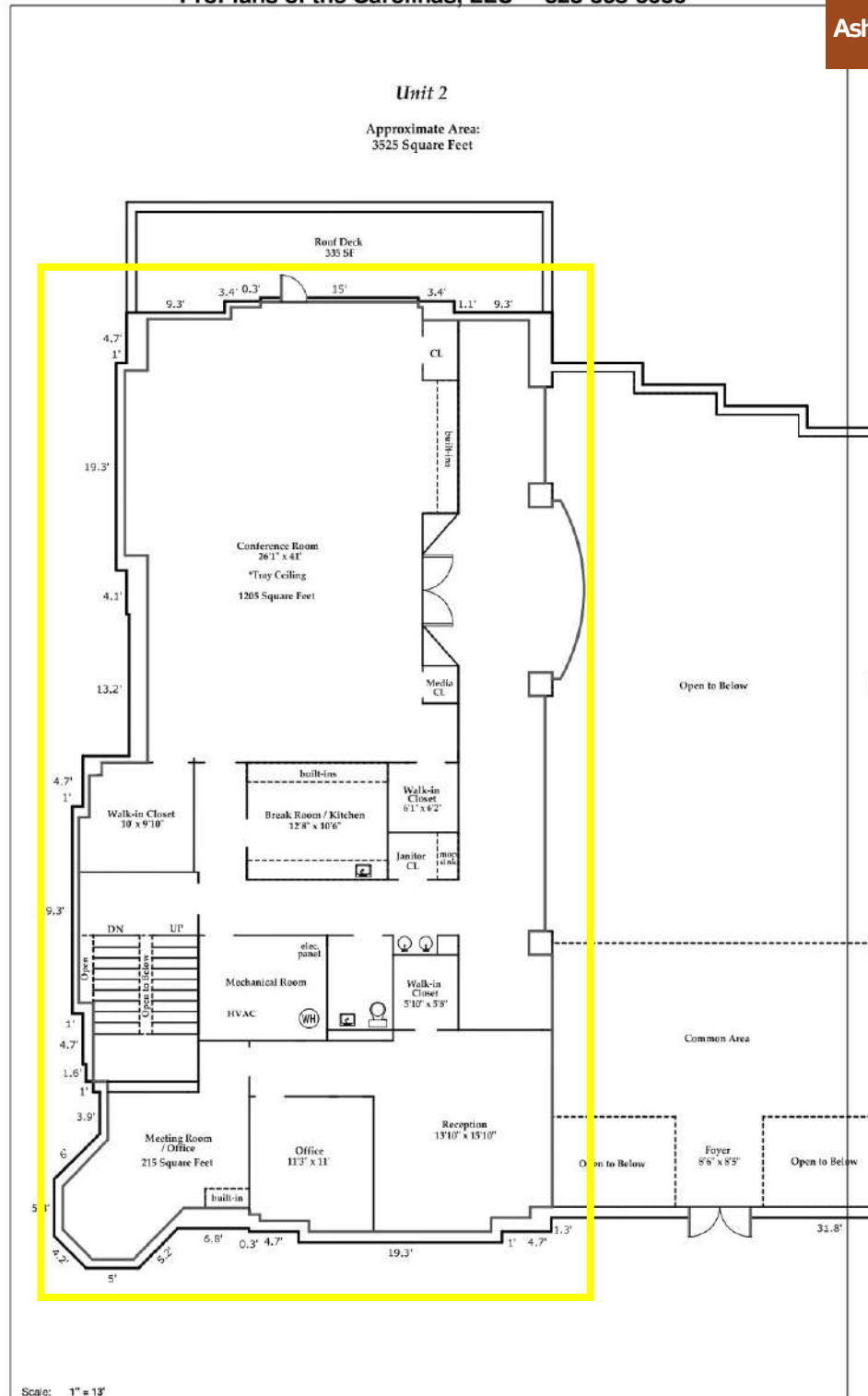
Unit 2A 2,009 SF Rooftop Expansion Area



## UNIT DETAILS

- **Zoning:** City of Asheville Institutional Conditional
- **Utilities:** Water: City of Asheville  
Electric: Duke Energy  
Natural Gas: Dominion Energy  
Internet: Spectrum Internet
- **Building Year Built:** 2005
- **Upfit:** Unit 2 2012  
Unit 2A 2017
- **Condotion:** Excellent
- **Taxes:** Exempt (both Units)
- **Legal:** Unit 2 PIN 9649-11-5137-C0002  
Deed Book/Page 4960/1157-1159  
Unit 2A PIN 9649-11-5137-C002A  
Deed Book/Page 5516/745-747

**UNIT 2**  
***2nd Floor* Portion**  
**“South Wing”**  
**3,525 sf**









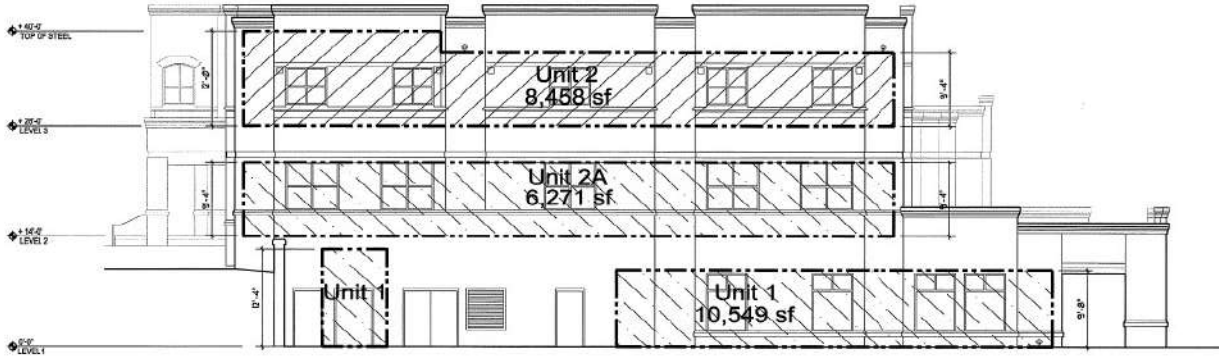


# ELEVATIONS

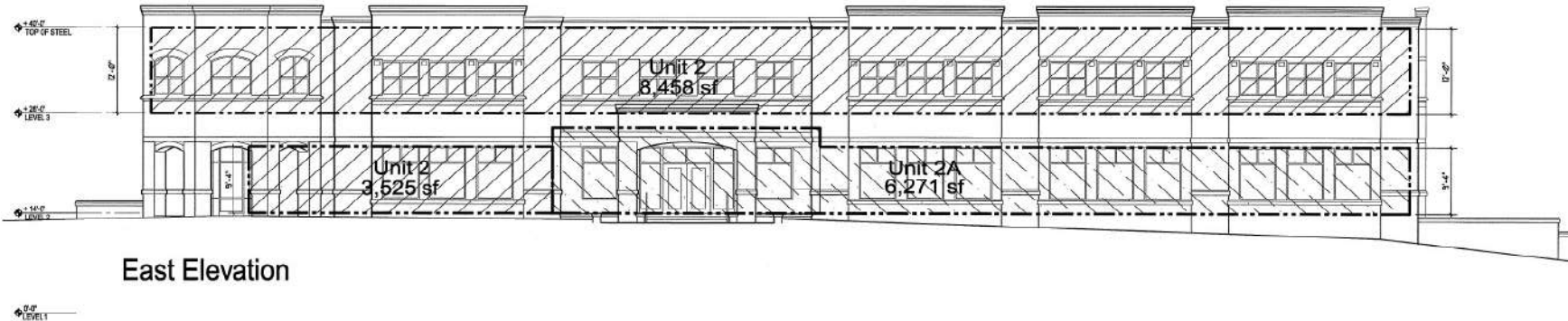
36 Montford Avenue  
Asheville, NC

## North and East

UNIT OWNERSHIP # FILE 1508  
PAGE 4 OF 5 PAGES



North Elevation



East Elevation

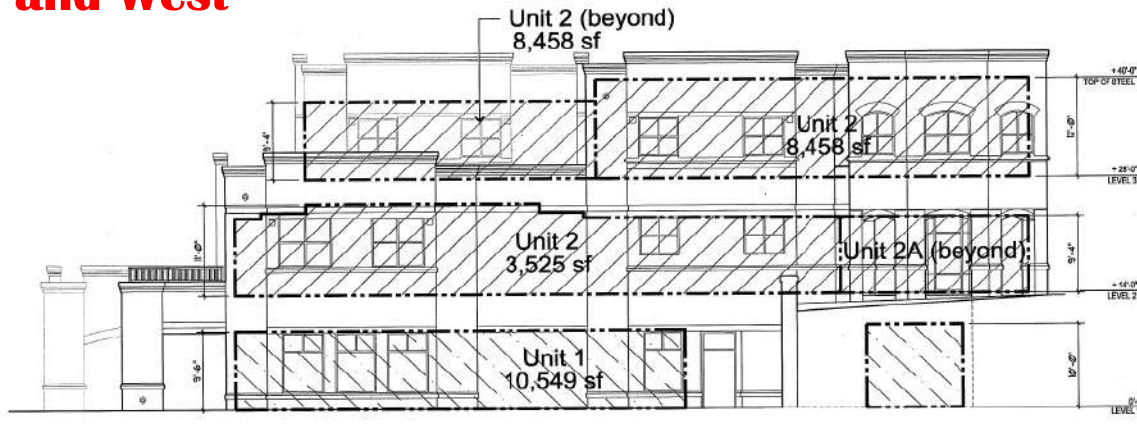
SHEET TITLE <b>Elevations</b>		Condominium Documents for <b>36 Montford Condominium</b>		<b>FISHER</b> Fisher Architects, P.A. 351 Merrimon Avenue Asheville, NC 28801 Copyright 2016 Fisher Architects, P.A. (828) 253-8265	CERT. NO. 50941 NORTH CAROLINA ARCHITECTS ASHEVILLE, NC	FISH & TOTTEN PROPERTY MANAGERS 5372 ASHEVILLE, NC 1-23-17	REVISIONS
DATE <b>CD-4</b>	01.20.17	36 Montford Avenue Asheville, NC					



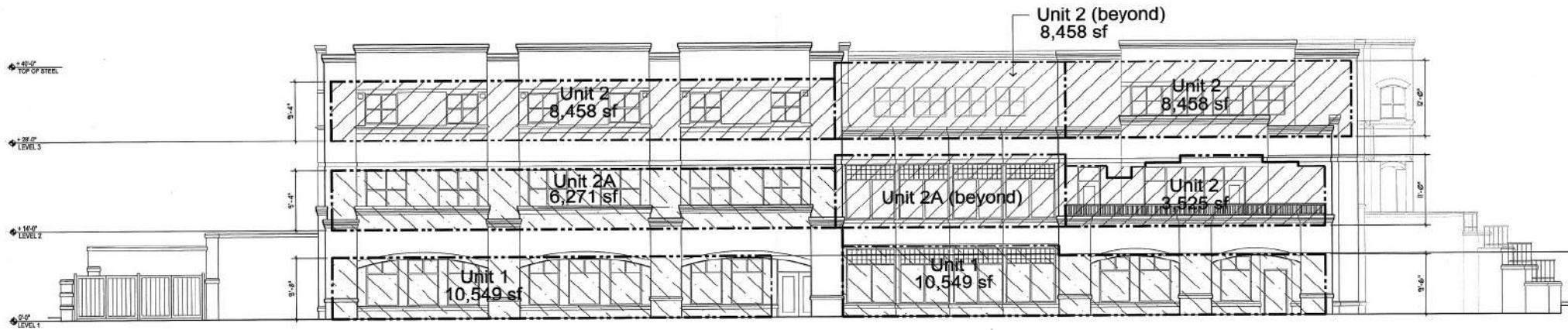


# ELEVATIONS

## South and West



South Elevation

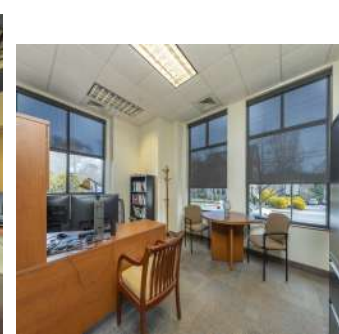


West Elevation

SHEET TITLE <b>Elevations</b>		Condominium Documents for <b>36 Montford Condominium</b>		 <b>FISHER</b> Fisher Architects, PA 351 Merrimon Avenue Asheville, NC 28801 Copyright 2016 Fisher Architects, PA	 CERT. NO. 50941	 5372	REVISIONS _____ _____ _____ _____ _____
SHEET <b>CD-5</b>	DATE 01.20.17 JOB NO. 160550	36 Montford Avenue Asheville, NC					

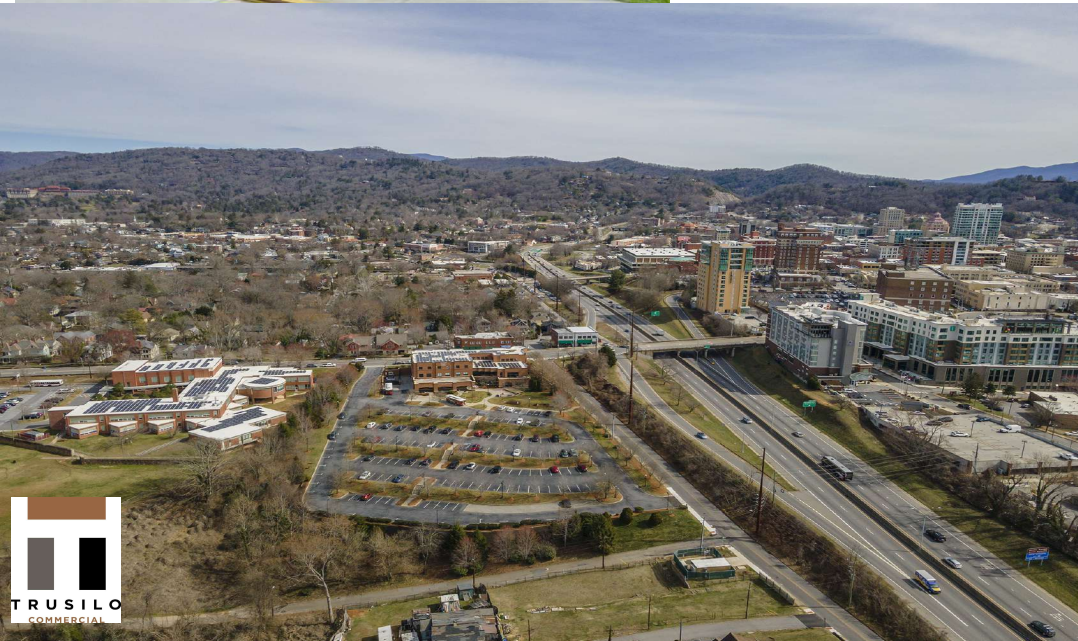


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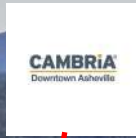
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Asheville, NC





# DOWNTOWN ASHEVILLE, NC

36 Montford Avenue  
Asheville, NC



LENOIR-RHYNE  
UNIVERSITY



UNIT 2

UNIT 2A

**36 MONTFORD AVENUE**







**TRUSILO**  
**COMMERCIAL**

53 Asheland Avenue, S-103  
Asheville, NC 28801

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