



ASSISTED LIVING FACILITY




SPECIAL PURPOSE PROPERTY FOR SALE

483 CARIBOU RD, ASHEVILLE, NC 28803

Presented By

SCOTT RAINES, CCIM

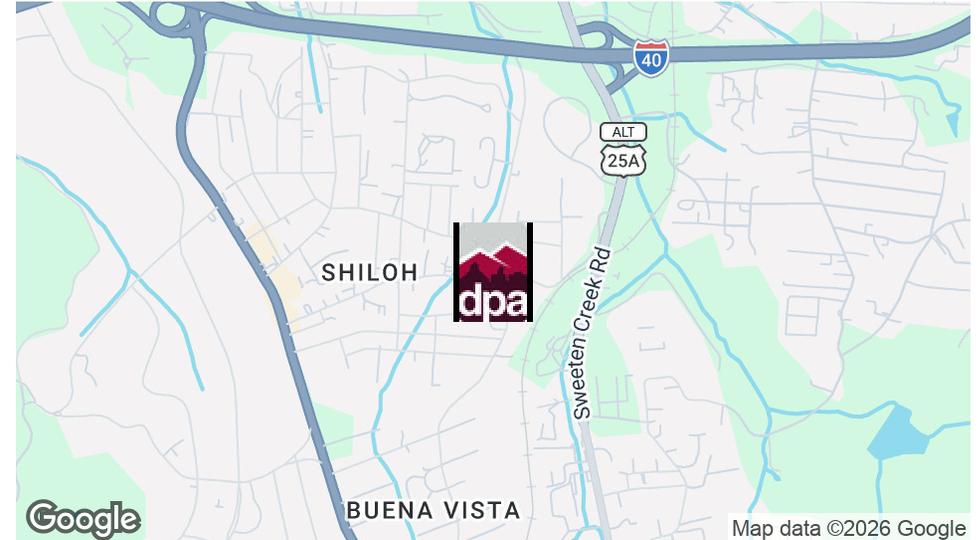
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DEWEY PROPERTY ADVISORS

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Asheville, NC 28801
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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$599,950 |
| Building Size: | 2,740 SF |
| Lot Size: | 0.51 Acres |
| Price / SF: | \$218.96 |
| Year Built: | 1974 |
| Zoning: | RS8 |

PROPERTY OVERVIEW

This property operated as an adult assisted living home (7 beds) 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

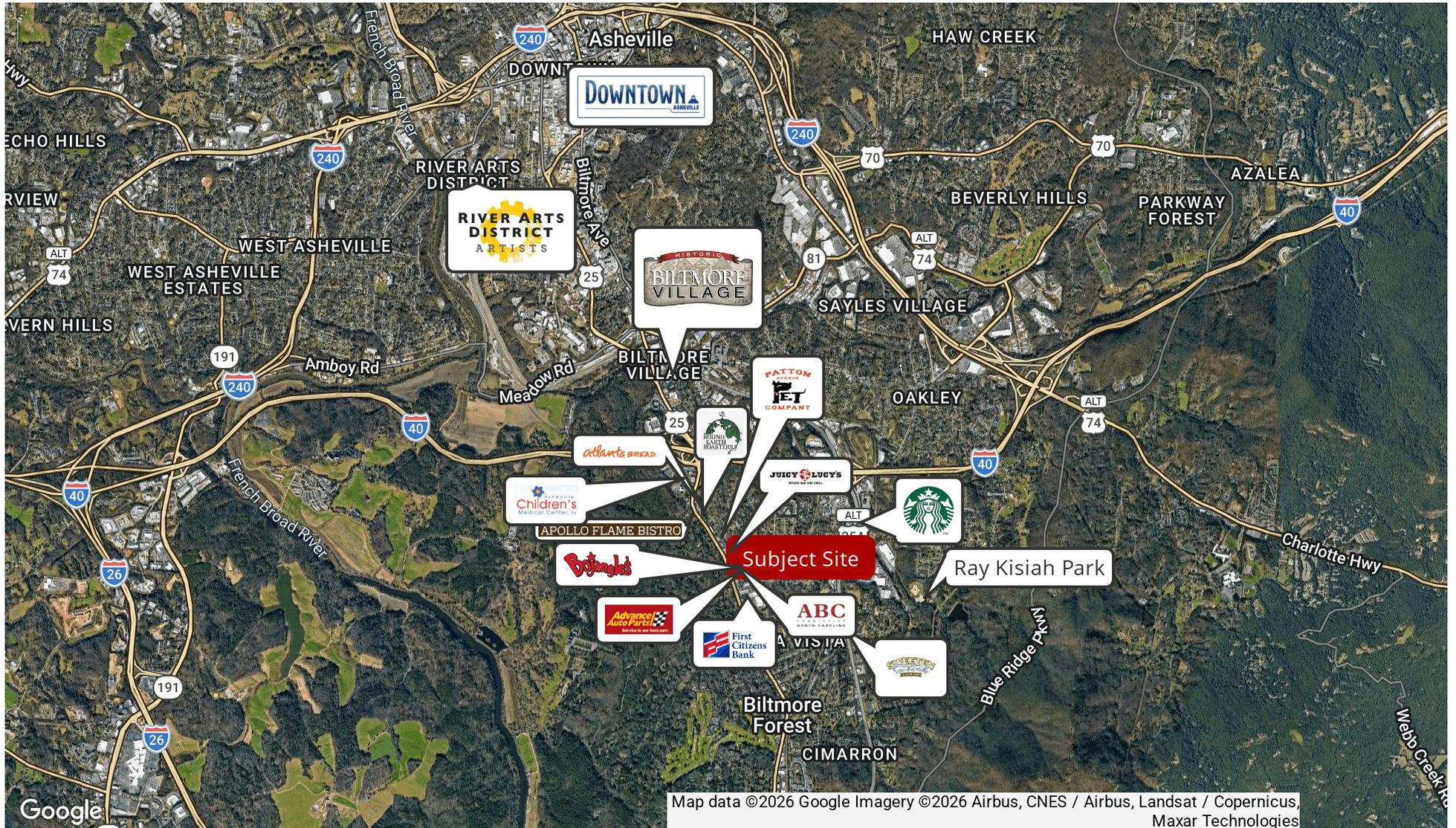
- Located on the ART bus line
- Zoned RS-8
- Large .5 acre lot
- Established surrounding neighborhood



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RETAILER MAP



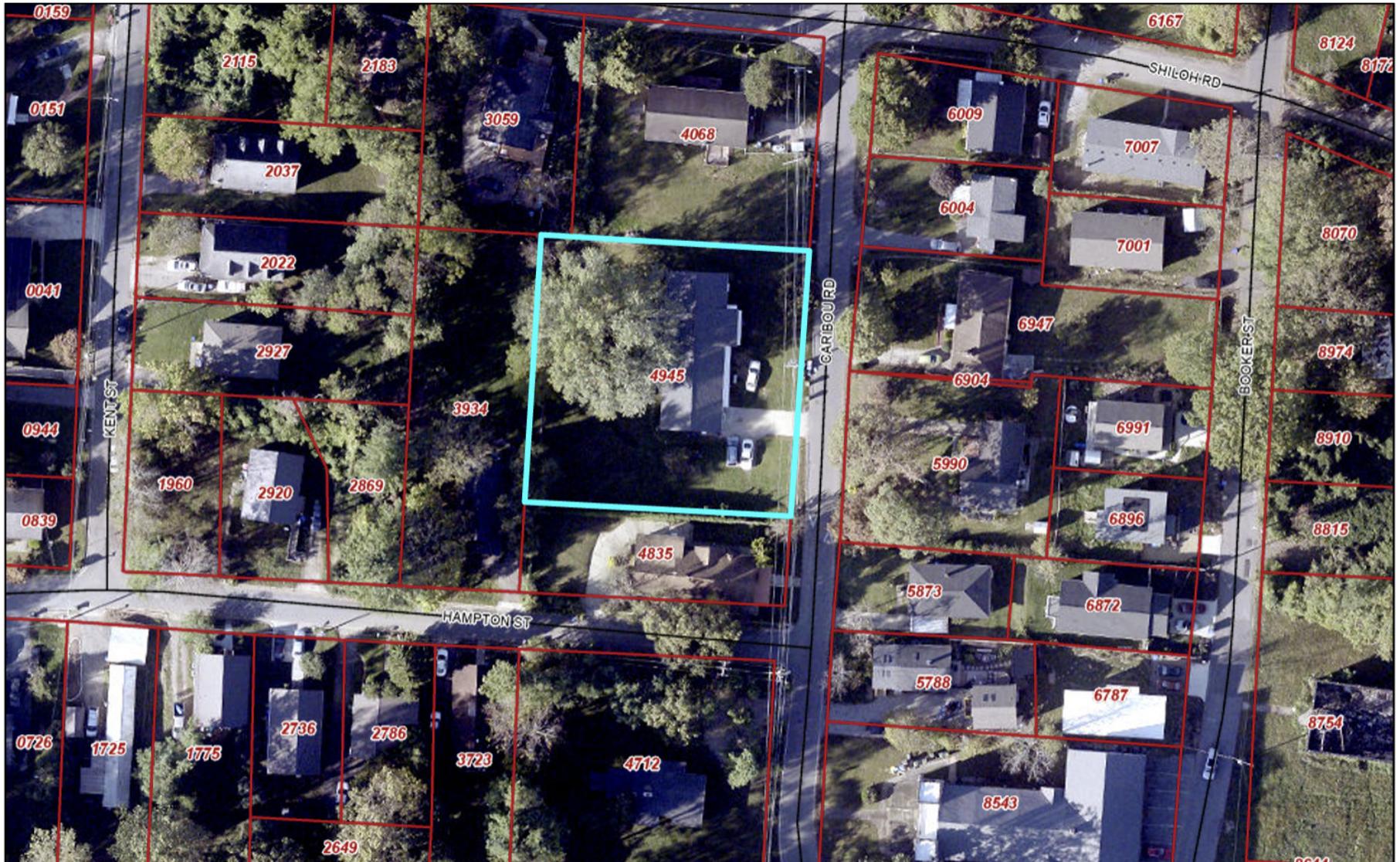
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GIS AERIAL IMAGE



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PHOTOS



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DEMOGRAPHICS MAP & REPORT

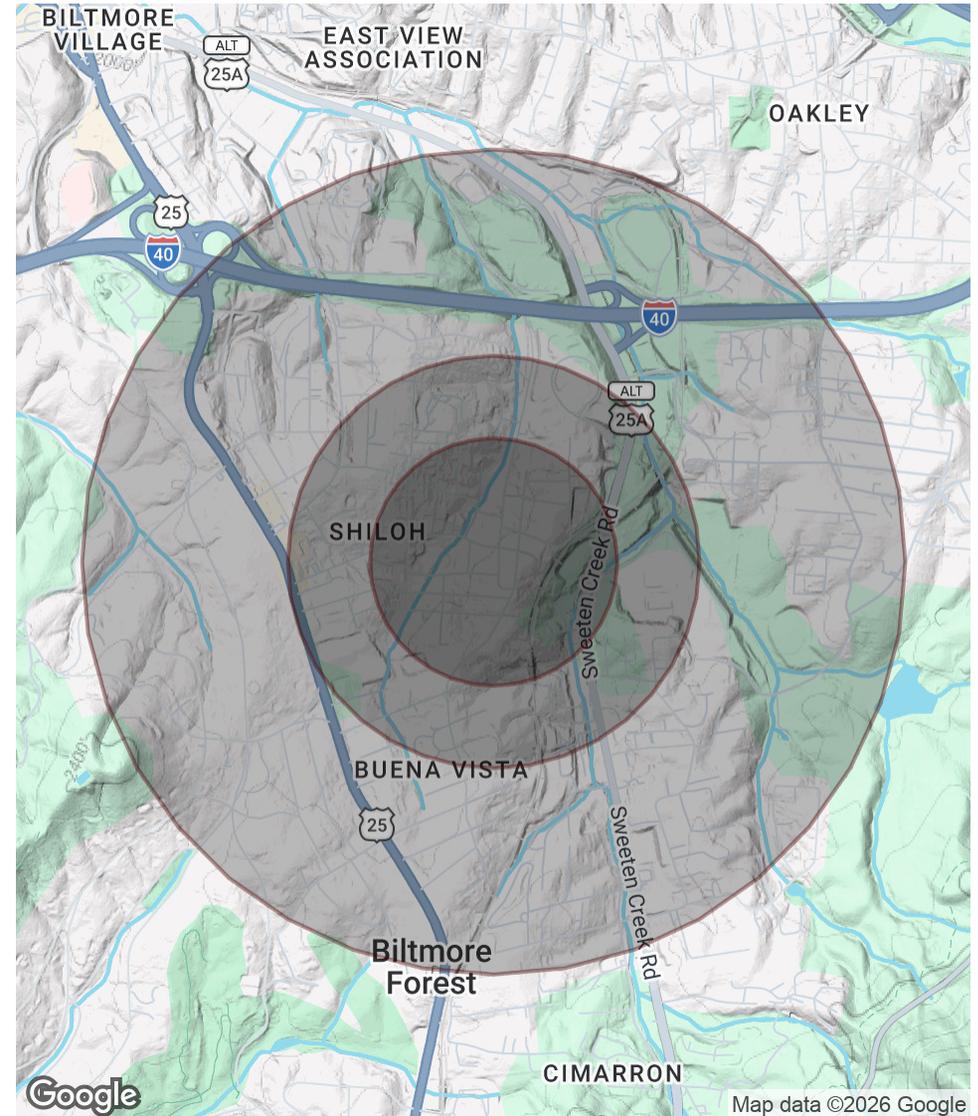
POPULATION

| | 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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