

726 1st Avenue Avenue, Hendersonville, North Carolina 28791

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List \$: **\$375,000**

MLS#: **4319163** Category: **Commercial Sale** County: **Henderson**
Status: **ACT** Parcel ID: **106559** Acres: **0.31**
Legal Desc: **Deed Book 385 / Page 247 & Page 355 Deed Book 345 / Page 147 Deed Book 345 / Page 147 Deed Book 345 / Page 147** Zoning: **C-4**
City Tax Pd To: **Hendersonville** Tax Val: **\$101,400** Deed Ref: **4013/639**
Lot Dim: Elevation: **2000-2500 ft.**
Complex Name: OSN: **Canopy MLS**
Comm Loc: **Corner, Freestanding, General Business District**



General Information

Type: **Free Standing**
Second Type: **Retail**
Sale/Lse Inc: **Convenience Store, Food Service, Medical/Dental, Office, Retail, Retail Center, Showroom/Office, Special Purpose, Unimproved Commercial, Warehouse/Office Building, Fixtures, Land, Other**
Documents: **Yes**
In City: **Yes**
Restrictions: **No Representation**
Rstrict Cmnts: **City of Hendersonville**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
Builder: **1961**
Year Built: **1961**
Const Status: **Site Built**
Const Type: **Site Built**
of Bldgs: **1**
of Rentals: **1**
of Units: **1**
Baths Total: **1**
of Stories: **1**

Square Footage

Total: **1,440**
Min SF Avail: **1,440**
Max SF Avail: **1,440**
Min Lse\$/SF: **\$0.00**
Max Lse\$/SF: **\$0.00**
Office SqFt: **0**
Warehse SF: **0**
Garage SF: **0**

Additional Information

of Docks: **0** # DriveIn Drs: **221** Ceiling Hgt: **10X** # Bays: **No**
Rail Service: **No** Road Front: **221** Lsd Condr: **No** Flood Pl: **No**
Prop Finance: **Cash, Conventional, Private Lending Source**
Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respos: **Publicly Maintained Road**

Features

Lot Description: **Corner Lot, Level, Trees**
Fixtures Exclsn: **No**
Foundation: **Slab**
Fencing: **Back Yard, Fenced, Partial, Privacy, Wood**
Accessibility: **Block**
Exterior Cover: **Paved**
Road Surface: **Architectural Shingle**
Roof: **Architectural Shingle**
Security Feat: **Cable Available, Cable Connected, Electricity Connected, Natural Gas, Phone Connected**
Utilities: **Cable Available, Cable Connected, Electricity Connected, Natural Gas, Phone Connected**
Floors: **Concrete**
Basement Dtls: **No/Other**
Fireplaces: **2nd Living Qtr:**
Construct Type: **Site Built**
Road Frontage: **City Street/221**
Patio/Porch: **Other Structure: Barn(s), Outbuilding, Shed(s), Other - See Remarks**
Inclusions: **Building, Fixtures, Land, Other**

Utilities

Sewer: **City Sewer** Water: **City Water**
Heat: **Electric** Cool: **Ductless/Mini-Split System**
Restrictions: **No Representation - City of Hendersonville**

Association Information

Subject to HOA: **No** Subj to CCRs: **No**
Spcl Assess Cnfrm: **No**

Public Remarks

A rare opportunity in the heart of Hendersonville's Historic District, this free-standing 1,440 sq ft commercial block building sits on 0.31 acres surrounded by charming historic homes and is just steps from downtown's vibrant Main Street corridor. Built in 1961, the solid mid-century structure features 10-foot ceilings, a private restroom, and an entirely open interior offering a true blank canvas adaptable for retail, gallery, studio, workshop, office, or specialty service use. The property includes onsite parking, a fenced side and rear yard, and an additional 800 sq ft storage shed with a roll-up door for equipment or inventory. Connected to city water and sewer, the site is positioned for future growth or possible redevelopment. Zoned C-4 Commercial, it allows a broad range of uses while maintaining the charm and flexibility unique to Hendersonville's Historic District. Free-standing commercial buildings of this size, zoning, and location are exceptionally rare—making 726 1st Avenue West a distinctive opportunity for investors, entrepreneurs, or developers seeking prime visibility and versatility in one of Western North Carolina's most desirable downtown settings.

Agent Remarks

Call listing agent or office to schedule a showing. 24 hours advanced notice is required. There is no sign at the property. Please don't go inside without an appt, or disturb the currently operating business.


Showing Instructions, Considerations, and Directions

Call Listing Agent, Call Listing Office

Occupant May Be Present, Security System

From Main St in Hendersonville, take 1st Ave West to 726 on the left.

List Agent/Office Information

DOM: **14** CDOM: **14**
Mkt Dt: **11/11/2025**
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **David Lee (hillde)** 
List Team: **5 Star Real Estate Pros (oatelee)**
List Office: **Keller Williams Mtn Partners, LLC (NCM17720)**
Co-List Agent: **Tristan Baldwin (R60079)**
Co-List Office: **Keller Williams Mtn Partners, LLC (NCM17720)**
Seller Name: **Lighten the Attic, llc**
Web URL:

Expire Dt: **10/26/2026**

DDP-End Dt:

List Agreement: **Exclusive Right To Sell**
Agent Phone: **828-699-4505**

Office Phone: **828-290-1000**
CoAgt Phone: **828-808-7320**
CoOff Phone: **828-290-1000**

Full Service: **Full Service**

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