

Convenient 4,500 SF Office/Medical Building On US 70 1.25 miles from Downtown

3126 US HWY 70, Black Mountain, NC 28711

FOR SALE
4,500 SF
on 0.36 acres
\$619,000
(\$137.56 / SF)



Front of property; Inset: Overhead view showing room for expansion in the rear

- Convenient office building on 5-lane US 70
- 200 feet from signalized intersection
- 0.24 miles from new, modern I-40 interchange
- New HVAC
- New roof with 10 year warranty
- Excellent parking
- Easy access from front and rear
- Across from Black Mountain Commerce Park
- Near Avadim, new 500 employee plant
- Rear of lot provides parking expansion potential

MLS: 3540162 Catylist: 23604555 Loopnet: 16916314

Jason Burk
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SUMMARY: 3126 US Hwy 70, Black Mountain, NC

PERMITTED USES: Per Highway Business Zoning

MUNICIPALITY: BLACK MOUNTAIN	TOTAL SQUARE FEET: 4,500 SF	RESTROOMS: 5
COUNTY: BUNCOMBE	TOTAL ACRES: 0.36 SF	PARKING: 17
COMMUNITY: COMMERCE PARK AREA	YEAR BUILT: 1976	TRAFFIC COUNTS: 9,900 VPD
ZONING: HB (Highway Business)	YEAR UPDATED: 2018	
TYPE: OFFICE	LOT DIMENSIONS: 100' X 164'	WATER, SEWER: PUBLIC
PIN: 0609-63-9569	ROAD FRONTAGE: 100'	GAS: PUBLIC
DEED/BOOK: 1731, 0461	ROOF: CORRUGATED STEEL	ELECTRIC: PUBLIC
TAXES: \$2,492.32 (2019)	ROOF AGE: 2019	HEATING: FORCED AIR ELECTRIC
	CONSTRUCTION: WOOD	HEAT PUMP
	EXTERIOR: METAL SIDING	COOLING: CENTRAL A/C
	WOOD SIDING	
	FLOORING: CARPET, CERAMIC TILE	



The area has both current and future development potential



Overhead view showing ingress and egress from two sides



Black Mountain Commerce Park with new interchange, across US70 from property



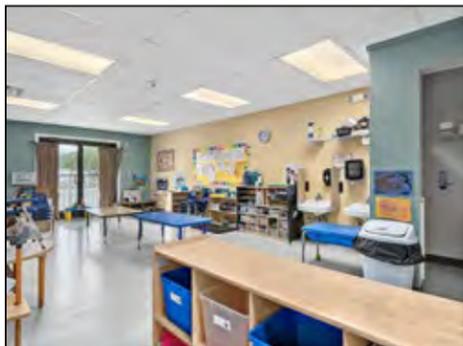
Classroom



Classroom



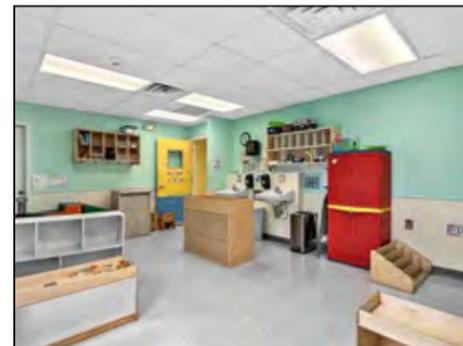
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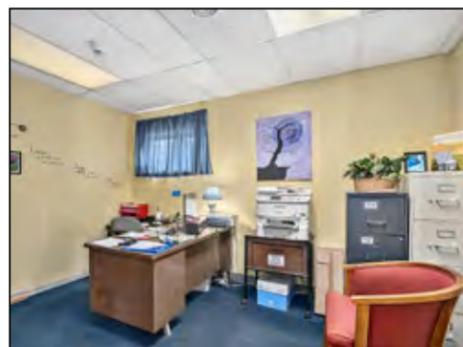
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Classroom



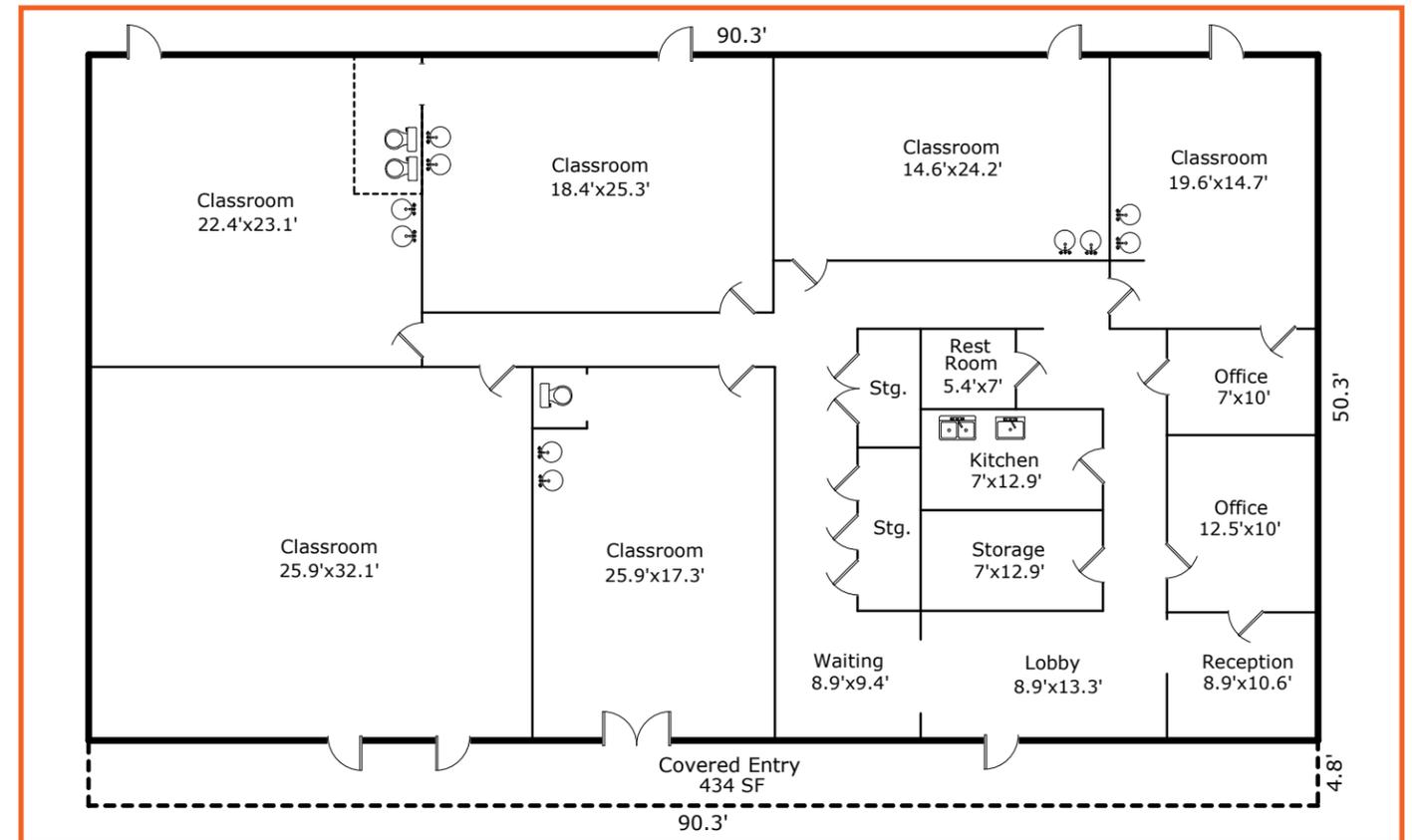
Reception



Office



Full kitchen



*All maps, aerials, illustrations, lot lines, measurements are approximated.

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Storage



Rear area



DIRECTIONS

FROM I-26:

- Take Exit 37 onto Long Shoals Road heading East
- Take first left onto Schenck Parkway
- Take first left at McDonald's/BP
- Property is behind McDonald's

market | >>>intel

GREATER AVL MSA - 4 COUNTIES: Buncombe, Haywood, Henderson & Madison

Population: 443,890
Projected 2020 Population: 468,146
Households: 179,606
Average Household Size: 2.28
Median Home Value: \$207,170
Average Family Income: \$73,638
Median Age: 44.2
Private Industries: 12,881
Service Providing Industries: 10,793
Federal, State & Local Industries: 12,235

ASHEVILLE DATA:

3 MILE RADIUS:

2016 Population: 52,400
Average Household Income: \$57,279
Owner Occupied
Housing Units: 10,828
Population 35 - 64: 12.53%
Population 20 - 34: 12.55%
Population 65+: 5.47%

Population 35 - 64:

12.93%

Population 20 - 34:

6.35%

Population 65+: 5.83%

10 MILE RADIUS:

2016 Population: 187,500
Average Household Income: \$67,735
Owner Occupied
Housing Units: 52,076
Population 35 - 64: 13.7%
Population 20 - 34: 9.45%
Population 65+: 6.07%

2016 Population:

187,500

Average Household

Income: \$67,735

Owner Occupied

Housing Units: 52,076

Population 35 - 64:

13.7%

Population 20 - 34:

9.45%

Population 65+: 6.07%

Demographic Statistics for this Address

	3 miles	5 miles
Total Population:	24,675	51,820
Median Age:	42.09	42.3
Households:	11,232	22,597



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8/20/19