



257 Broadway Street #309, Asheville, NC 28801



THE
REAL
ESTATE
CENTER

SPECIALIZING IN ASHVILLE'S URBAN MARKET

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PROPERTY FEATURES

257 BROADWAY STREET #309, ASHEVILLE, NC 28801

Great opportunity to have a workplace on the up and coming Broadway Corridor in the fairly new mixed use Harrison Building. Perfect for a local small business / office or retail space. The neighborhood is conveniently located only a few blocks from downtown Asheville and on the fringe of our beloved Historic Montford Community. The Reed Creek Greenway is just out your back door, our local restaurant spot (5 Points Diner) right across the street or grab your morning coffee at High Five Coffee. This 1000+ SF space offers great natural light, light color walls, a full bathroom with a shower. Ready to occupy immediately. NNN Lease offering. Estimated CAM is an additional \$3.50/SF

Lease Price: \$2,123/month
MLS#: 4350416
Parcel ID: 9649-23-8213-00000
County: Buncombe
Building: Free Standing Retail
Min SF Avail: 1,019sqft
Position: Downtown Asheville



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SUMMARY:

257 Broadway St, Suites 301, 305, 311, Asheville, NC 28801

EST USES: Office, Retail PERMITTED USES: Business, Retail, Office, per Asheville Commercial zoning

UNICIPALITY: ASHEVILLE	YEAR BUILT: 2019	WATER: PUBLIC
COUNTY: BUNCOMBE	BUILDINGS: 1	SEWER: ON-SITE
COMMUNITY: DOWNTOWN	FLOORS: 4 (Suites on street level)	ELECTRIC: ON-SITE
ZONING: COMMERCIAL	FLOORING: Gypcrete	HEATING: FORCED AIR DUCTED
TYPE: OFFICE/RETAIL	RESTROOMS: 4 total	COOLING: FORCED AIR DUCTED
SQUARE FEET: 4,054 SF	ELEVATOR: 1	PARKING: 35, NON-EXCLUSIVE
Suite 301: 1,332 SF		TRAFFIC COUNTS: Merrimon Ave: 24,000 I-240: 80,000
Suite 305: 972 SF		
Suite 311: 724 SF		



Aerial showing parking plan of 35 non-exclusive spaces: 17 behind 257 Broadway, and 18 spaces at corner of Broadway and Elizabeth



Broadway Street

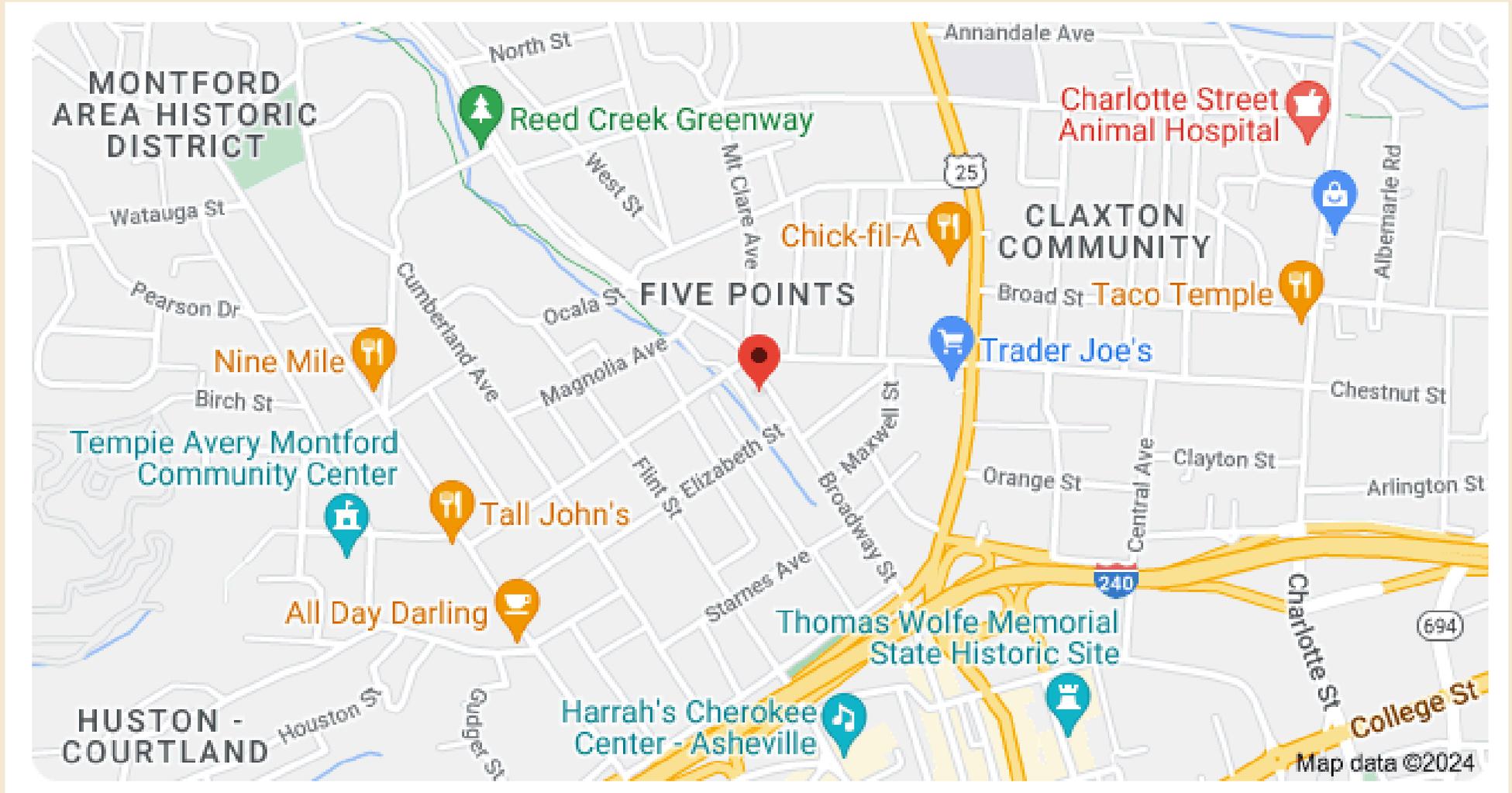


Unit 309

Back of building/parking

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

257 BROADWAY STREET #309, ASHEVILLE, NC 28801



257 Broadway Street #309, Asheville, North Carolina 28801-2705

257 Broadway Street #309, Asheville, North Carolina 28801-2705 Lease \$: **\$2,123**
 MLS#: **4350416** Category: **Commercial Lease** County: **Buncombe**
 Status: **ACT** Parcel ID: **0649-21-0713-00000** Acres: **0.56**
 Legal Desc: **DEED DATE:04/17/2020 DEED:5886-1419 SUBDIV:LENOX PARK LOT:22** Tax Val: **\$4,633,600** Deed Ref: **5886-1419**
 Complex Name: **Canopy MLS**
 Comm Loc: **Other**



General Information

Type: **Commercial**
 Second Type: **Office, Retail**
 Sale/Lea Inc: **N/A**
 Documents:
 In City: **Yes**
 Restrictions: **No Restrictions**
 Restrict Cmnts: **TBD**

Build Information

New Const: **No**
 Builder: **The Harrison**
 Year Built: **2020**
 Const Status: **Completed**
 Const Type: **Site Built**
 # of Bldg: **1**
 # of Rentals:
 # of Units: **1**
 Baths Total: **1**
 # of Stories: **4**

Square Footage

Total: **1,619**
 Min SF Avail: **1,619**
 Max SF Avail: **1,619**
 Min Leas/SF: **\$25.00**
 Max Leas/SF: **\$25.00**
 Office SqFt:
 Warehouse SF: **0**
 Garage SF: **0**

Additional Information

of Docks:
 Ceiling Hgt:
 Flood Plain:
 Road Front:
 Ownership:
 Rd Respons: **Publicly Maintained Road**
 Add Parcels:
 Lease Terms:
 # Drivn Drc:
 Available Date:
 Rail Service: **No**
 Sec Dep: **\$2,123**
 # Bays:
 Entry Lvl:

Parking Information

Main Lvl Garage:
 Covered Sp:
 Driveway:
 Garage:
 Open Prk Sp: **No**
 # Gar Sp:
 # Assg Sp:
 Prkg Desc: **Daily parking only located across the street to the south of the Napa building.**
 Carport: **No**
 # Carport Spc:

Features

Lot Description: **Other - See Remarks**
 Fixtures Exclsd: **No**
 Accessibility:
 Exterior Cover: **Brick Partial**
 Road Surface: **Paved**
 Security Feat:
 Suitable Use: **Commercial**
 Utilities: **Cable Available, Electricity Connected**
 Tenant Pays: **Other**
 Floors: **Laminate Wood**
 Basement Drl: **No**
 Construct Type: **Site Built**
 Road Frontage: **City Street**
 Patio/Porch:
 Inclusions: **N/A**
 Fire Sprinkler:

Utilities

Sewer: **City Sewer**
 Heat: **Heat Pump**
 Restrictions: **No Restrictions - TBD**
 Water: **City Water**
 Cool: **Heat Pump**

Association Information

Subject to HOA: **None**
 Subj to CCRs: **Undiscovered**
 HOA Subj Dues: **No**

Public Remarks

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Showing Instructions, Considerations, and Directions

Lockbox/Key, Showing Service, Sign

257 Broadway St. Unit 309 is located at the corner of Broadway St. and Chestnut St.

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **08/31/2026**
 Mkt Dt: **03/03/2026** DDP-End Dt:
 Agent/Oem: **No**
 For Aspt Call: **800-746-9664** List Agreement: **Exclusive Right To Lease**
 List Agent: **Jay Lucie / jaylucie@ncmls.com** Agent Phone: **828-216-8462**
 List Office: **The Real Estate Center / NCM162001** Office Phone: **828-255-8662**
 Seller Name: **Broadway Street Owner LLC** Full Service: **Full Service**
 Web URL:

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