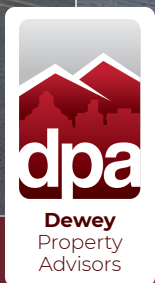


39 N LEXINGTON AVENUE

TURN-KEY RESTAURANT & BREWERY



Property Website

PROPERTY DETAILS & HIGHLIGHTS

Sale Price	\$5,675,000
Condo Square Footage	7,429 SF
Property Type	Retail
APN	9649308769C0002
Year Built	1916

RETAIL CONDO FOR SALE

The retail condo at 39 N. Lexington Avenue in Asheville, NC, offers a unique opportunity for a new owner seeking a versatile commercial property in the heart of downtown.

Constructed in 1916, this historic building features a brick facade and has housed various businesses over the years, including the Oscar Blues Brewery and Bold Rock Hard Cider/Taproom. Given its prime location and adaptable space, 39 N. Lexington Avenue presents an excellent opportunity for businesses seeking a prominent downtown presence.

FULLY EQUIPPED BREWERY & RESTAURANT!

The space is set up as a full Brewery with a 15 Barrel Brewhouse and a fully equipped restaurant / bar / commercial kitchen.

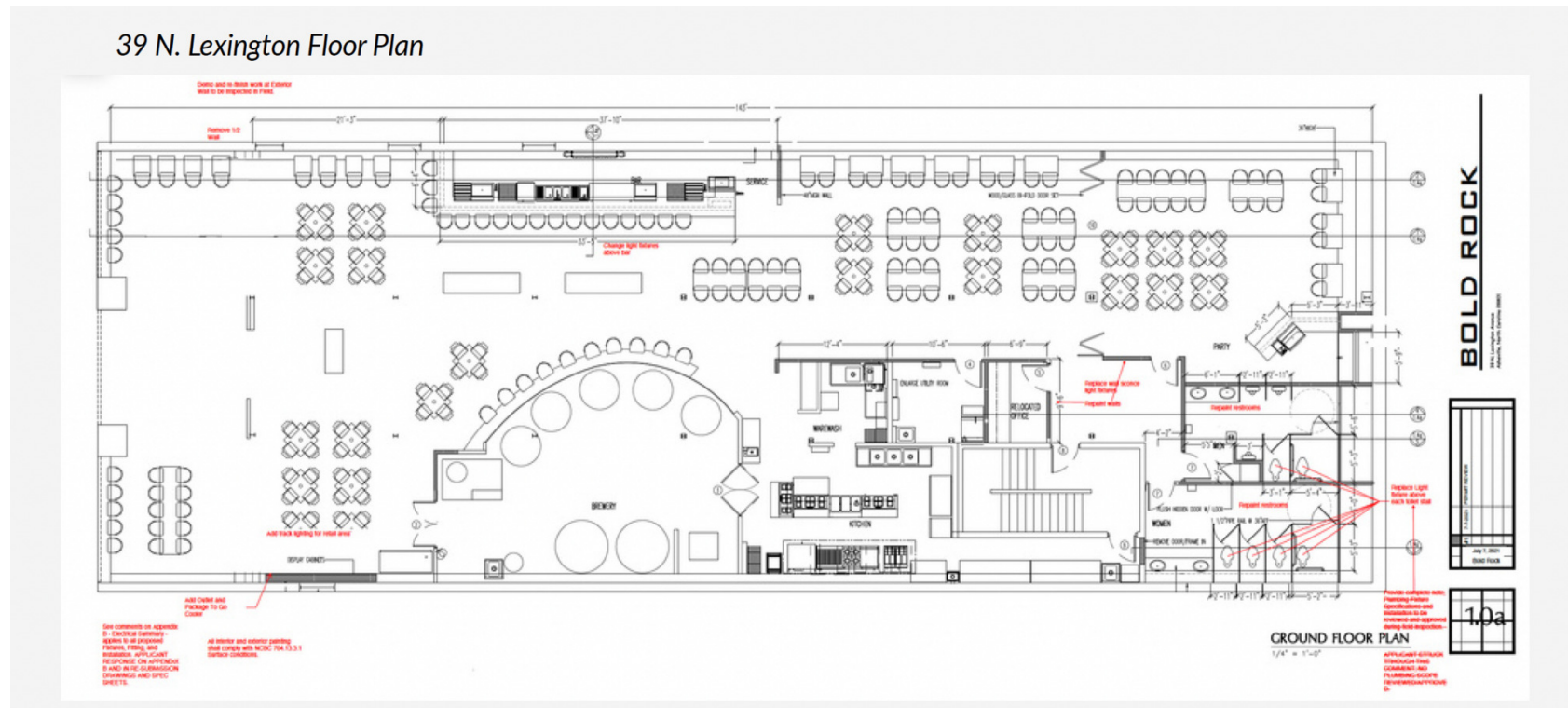
The space features 7,000 square feet of retail space and 1,000 square feet of dry/cold storage on the second floor off Rankin Ave. 39 N. Lexington is situated in the heartbeat of Downtown Asheville and benefits from the city's reputation as a hot spot for tourism.

Owner is willing to entertain conversations around a Lease / Purchase / Option scenario for the right credit tenant / buyer.

- 15 Barrel Brewery System
- 4 Fermenters
- 365 Seat Capacity
- Event Space in the back
- Optional room for brewery expansion



PROPERTY DETAILS



Configuration: The space is set up as a **full Brewery** with a **15 Barrel Brewhouse** and a **fully equipped restaurant / bar / commercial kitchen**.

The space features **7,000 square feet of retail space** and **1,000 square feet of dry/cold storage** on the second floor off Rankin Avenue.

Total Space: The retail space encompasses approximately 7,000 SF of prime retail space with an additional 1000sf of delivery / cold storage space off Rankin Ave, and a 365 person occupancy.

Zoning: Located in the Central Business District (CBD), the property is zoned to accommodate a variety of commercial uses, providing flexibility for different business types.

Access and Amenities: The building offers access from both Lexington Avenue and Rankin Avenue, It is situated across from two public parking decks—the Rankin Avenue Garage (262 spaces) and the Civic Center Garage (550 spaces) - ensuring convenient parking for customers and employees.

39 N. Lexington is situated in the heartbeat of **Downtown Asheville** and benefits from the city's reputation as a hot spot for tourism.

BREWERY EQUIPMENT INVENTORY

	JVNW Brewery, fermenters, brites. See brewery binder
1	15 bbl brite tank
1	Red Task Force tool Box
1	Thermaline Heat Exchanger - model T13S-36
1	2 Door Kobalt Tool Box
1	CO-Z Ultra Sonic Parts cleaner
12	BRUTE Rubbermaid trash cans with lids + 3 dollys
1	LOEFFLER / sodium Hydroxide
1	RG3 Refrigerant recovery machine -new
2	Beer PH meters
2	Product scales
1	Procon Merlin Coupler
2	Serological 10 ml Pipettes - boxes
1	Tall oak spirals - box
1	Marathon Motor - new
1	San-I-Ox test kit
	Assorted small tool and parts boxes
1	small jockey box
3	Stationary Balder pumps
1	Mobile balder pump dolly

	Assorted cleaning brushes, buckets,squeegees
1	Pelican case w/assorted gravity readers thermo meters
1	GEA Centrifuge
	Assorted clamps,hoses,elbows,zwickles,T's,valves, mash paddles
	tools,water hoses,regulators
	Air Compressor with Dryer
	Grain Room - malt mill and conveyance and hopper
	On demand hot water system
	Carbon Filter
4	Fermantation tanks
1	Additional Insulated Bright Tank
6	Single Walled Brite Tanks in the cooler on 2nd floor
1	Glycol Chiller outside on the loading dock
	Micromatic Draft Equipment
1	Pro-chiller Glycol Unit
2	Perlon Glycol Chillers on top of the Draft Cooler



Vessel Brewhouse
Qty 2



Spinbot 5,000 Infuzer
Qty 1

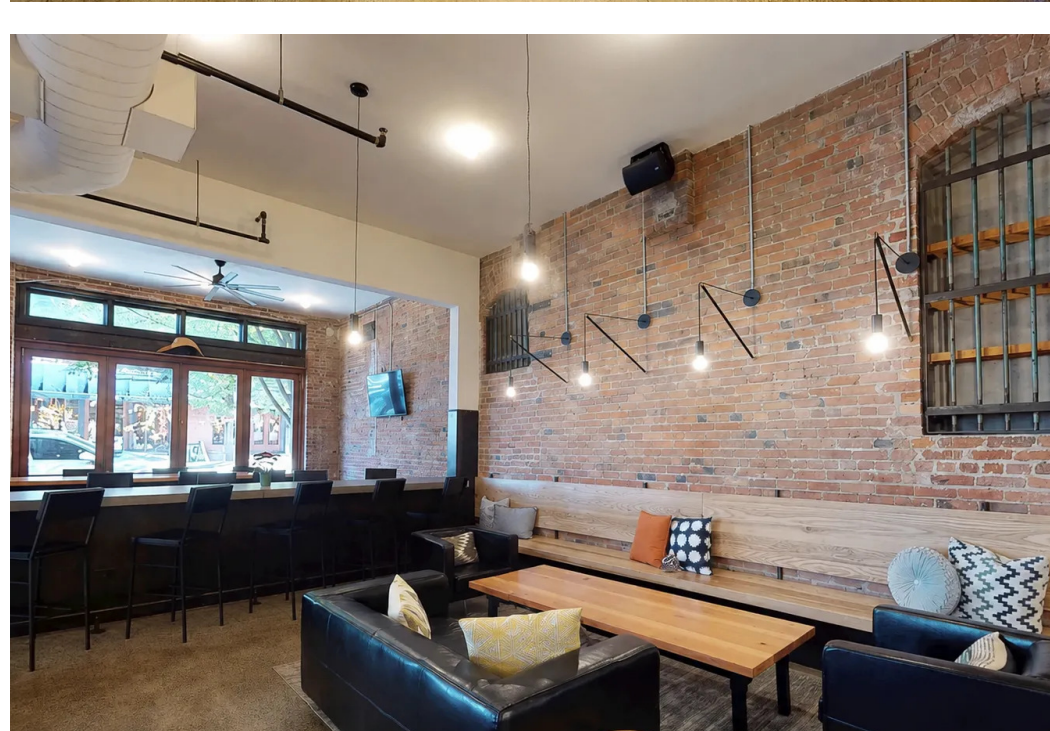


Grizzly Hop Infuzer
Qty 1



Centrifuge - Year 2015
Model # GSC40-06-077
Qty 1







Basilica of Saint Lawrence

Harrah's
CHEROKEE
CENTER • ASHEVILLE

DSSÖLVR

EAST
FORK

5
WALNUT
WINEBAR

MOOGSEUM
A PROJECT OF THE
BOB MOOG FOUNDATION

Mellow
MUSHROOM
PIZZA BAKERS

THE WINDSOR
Boutique Hotel

OLD EUROPE
COFFEE • PASTRIES
ASHEVILLE, NC
MAKING ASHEVILLE SWEETER SINCE 1993

AC
HOTELS
MARRIOTT

KIMPTON
HOTEL
ARRAS

french bread
chocolates

Grassroots
FARM BURGER

AM
OS
ASHEVILLE MUSEUM
OF SCIENCE

URBAN
OUTFITTERS

Rainier
VAULT

Woolworth Walk

HIGHFIVECOFFEE

ANTHROPOLOGIE

TOPS
FOR SHOES

Sweet
Peas
ASHEVILLE

MALAPROP'S
BOOKSTORE • CAFE

THE BIER GARDEN
SERVING FINE FOOD

HAYWOOD PARK
HOTEL

BEN & JERRY'S

GROVE
ARCADE

dpa

DEMOGRAPHICS MAP & REPORT

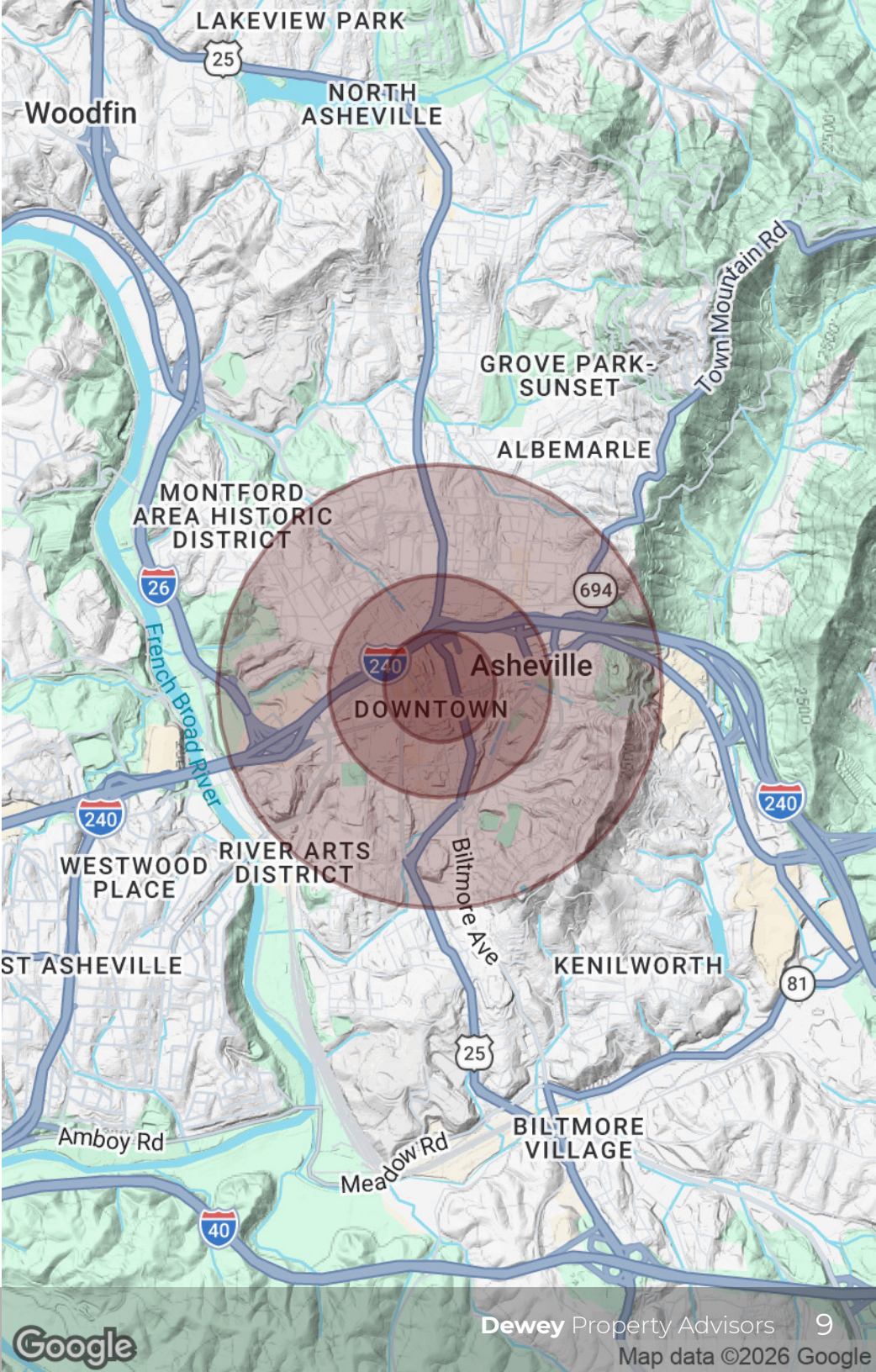
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	638	2,535	8,457
Average Age	53.9	45.2	43.6
Average Age (Male)	53.5	47.4	45.8
Average Age (Female)	58.4	46.7	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	317	1,151	3,959
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$56,946	\$78,751	\$84,992
Average House Value	\$840,859	\$680,778	\$576,234

2023 American Community Survey (ACS)

Location

Located in the heart of Downtown Asheville with high visibility on N. Lexington Avenue near major tourist corridors. The building offers access from both Lexington Avenue and Rankin Avenue, It is situated across from two public parking decks—the Rankin Avenue Garage (262 spaces) and the Civic Center Garage (550 spaces) - ensuring convenient parking for customers and employees.



AVAILABLE COMMERCIAL PROPERTIES IN THIS PORTFOLIO

LEXINGTON AVENUE / RANKIN AVENUE PROPERTY PORTFOLIO



39 N Lexington Avenue, Unit 1

Fully Equipped Brewery / Restaurant Available NOW! The retail condo at 39 N. Lexington Avenue in Asheville offers a unique opportunity for a new owner seeking a versatile commercial property in the heart of downtown. Constructed in 1916, this historic building features a brick facade and has housed various businesses over the years, including the Oscar Blues Brewery and Bold Rock Hard Cider/Taproom.

LISTING BROKER Jay Lurie



39 N Lexington Avenue, Unit 2

A rare opportunity to acquire a flexible, character-rich space in downtown Asheville. Currently operating as Sweet Peas Hostel, it features expansive common areas, multiple private rooms, and existing kitchen and full bath infrastructure. Exposed brick, hardwood floors, and abundant natural light create an inviting setting ideal for creative office, boutique hospitality, live/work, or wellness uses. Located in a highly desirable, walkable corridor, this property presents a strong opportunity for an owner-user or investor.

LISTING BROKER Chris Mansfield

MB Beverly-Hanks
Different by Design



19 Rankin Avenue, Unit 1B

+/-4,768 SF of flexible creative office space in the distinctive Rankin Press Lofts. Created through the subdivision of Unit 1, it provides newly defined space within a proven asset. High ceilings, skylights, and a mix of private offices and open areas offer an adaptable layout suited for creative office, studio, or other uses. An adjacent covered outdoor area allows for parking or potential alternative uses, adding versatility for an owner-user or investor.

LISTING BROKER Chris Mansfield

MB Beverly-Hanks
Different by Design



37 N Rankin Avenue, Unit 5

This ground-level condo offers a rare opportunity to control a flexible space in one of downtown Asheville's most prominent buildings. With direct street frontage and interior access, it provides strong functionality in the urban core. Currently configured for parking or storage, it can also support nearby office or retail uses or be adapted for other concepts.

This unit is available only with the purchase of another Morrison or Rankin Press condo owned by the seller.

LISTING BROKER Chris Mansfield

MB Beverly-Hanks
Different by Design





Property Website



Dewey Property Advisors

TURN KEY RESTAURANT AND BREWERY

39 N Lexington Ave | Asheville, NC 28801

Jay Lurie

NC #192865

jay.lurie@deweypa.com

828.216.8462