



THE  
**REAL  
ESTATE**  
CENTER

SPECIALIZING IN ASHEVILLE'S URBAN MARKET

**US 70 Highway,  
Swannanoa, NC 28778**

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# PROPERTY FEATURES

## US 70 Highway, Swannanoa, NC 28778

*9.6 acres +/- of CS Zoned property with an R2 Buffer at the top of the property in Swannanoa with frontage on Highway 70 approximately 6 Miles from downtown Asheville. Sewer line installation to Highway 70 frontage approved and to be completed by the end of 2023. Within 1 mile of the I 40 Interstate connector as well as 2 miles from shopping/groceries. Great location with zoning in place for a 50,000sf +/- manufacturing/industrial building as well as multi-family, medical, and other commercial uses. CS Zoning is one of Buncombe County's most permissive. The property slopes up from the road and is south facing with great long range views of the surrounding mountains. Water available at Highway 70.*

**List Price: 2,400,000**

**MLS#: 4086399**

**Parcel ID: 967868941100000 and 967878010000000**

**County: Buncombe**

**Acres: 9.60**

**Zoning: Commercial Service District (CS)**

**Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to allow for suitable noncommercial land uses. Such locations should currently have water and sewer services or be expected to have such services available in the future.**



# US 70 Highway, Swannanoa, NC 28778



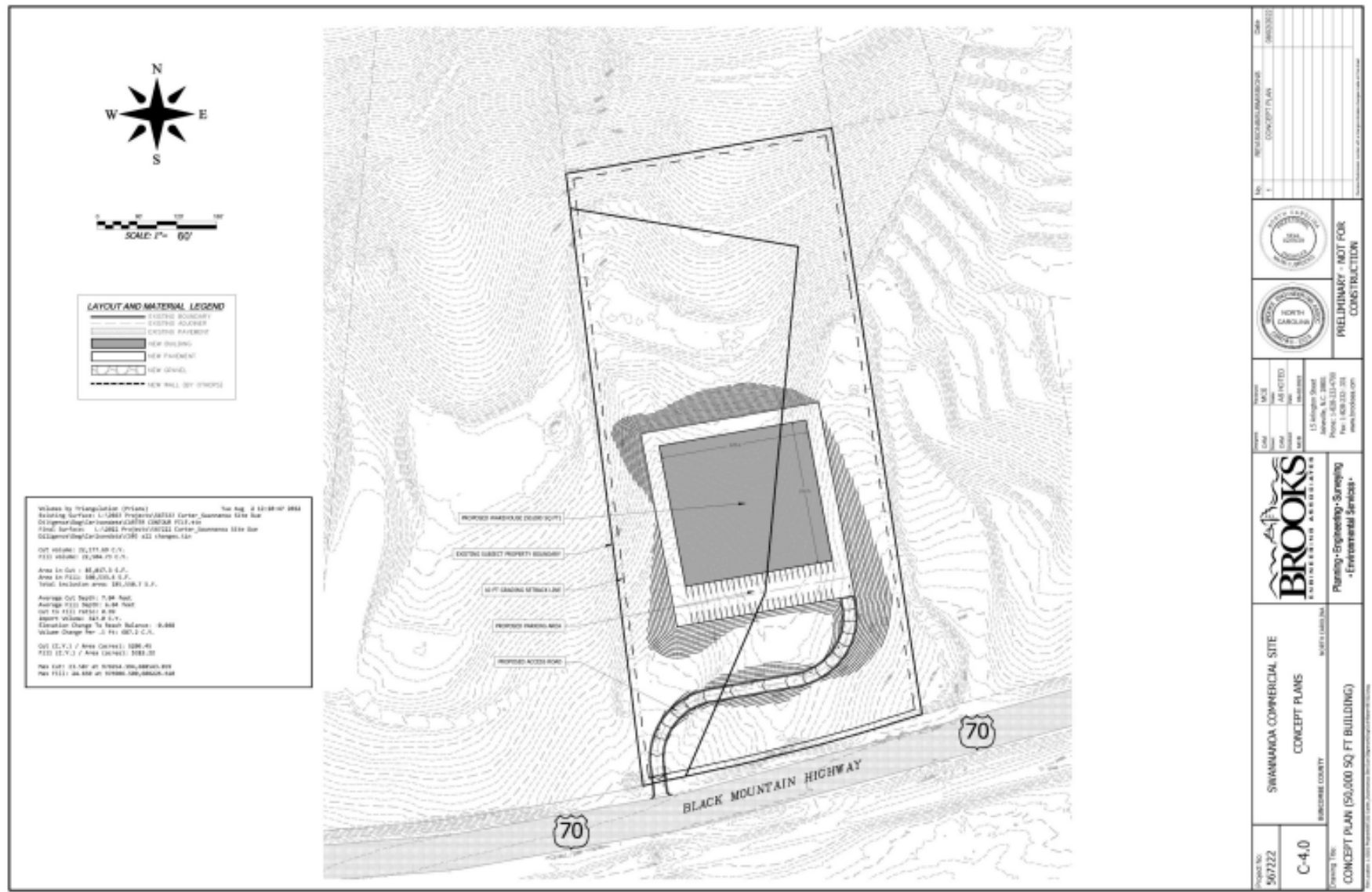
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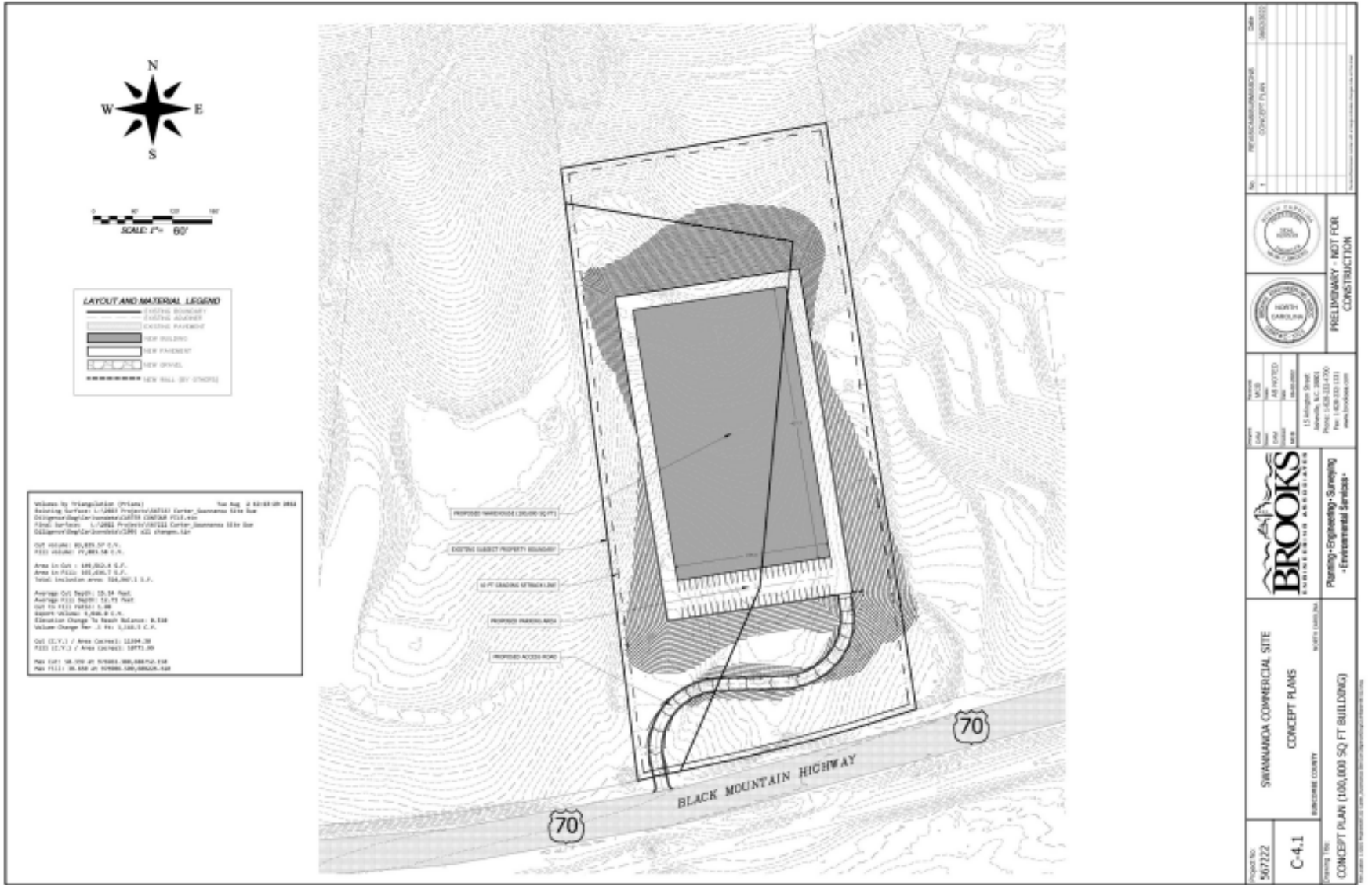
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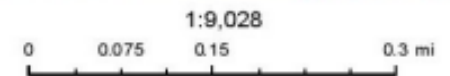




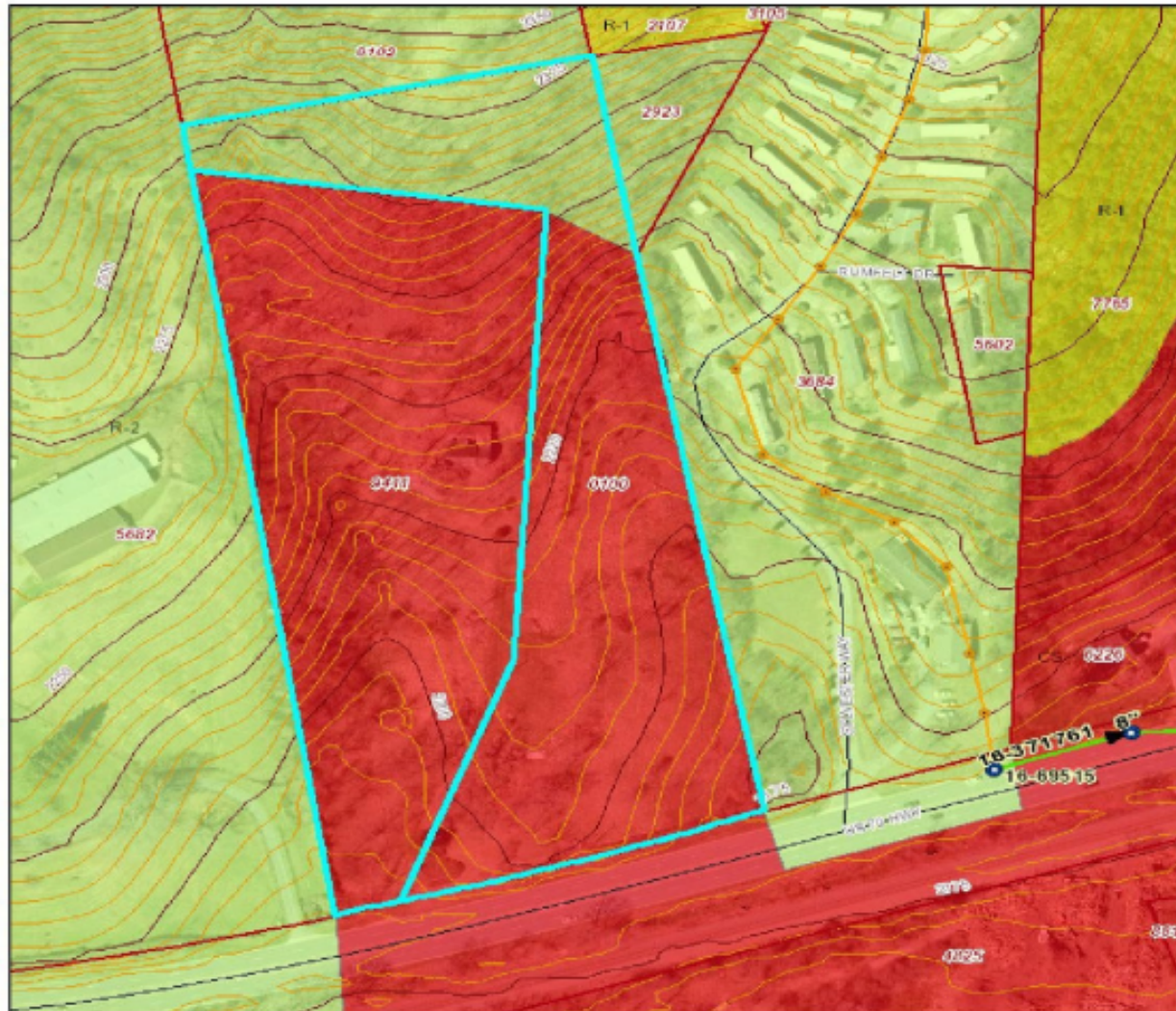
# US 70 Highway, Swannanoa, NC 28778



July 6, 2022



# US 70 Highway, Swannanoa, NC 28778



July 6, 2022

1:2,257  
0 0.02 0.04 0.08 mi

# US 70 Highway, Swannanoa, NC 28778



# US 70 Highway, Swannanoa, NC 28778



# US 70 Highway, Swannanoa, NC 28778



# US 70 Highway, Swannanoa, NC 28778

## 99999 US 70 Highway, Swannanoa, North Carolina 28778

**99999 US 70 Highway, Swannanoa, North Carolina 28778**  
 MLS#: **4086399** Category: **Commercial Sale** County: **Buncombe** List #: **\$2,400,000**  
 Status: **ACT** Parcel ID: **9678-78-0106-00000** Acres: **9.60**  
 Legal Desc: **DEED DATE:07/19/2016 DEED:5447-0713 PLAT:0000-0000** Zoning: **CS & R2**  
 City Tax Pd To: **Swannanoa** Tax Val: **\$102,200** Deed Ref: **5447-716**  
 Lot Desc: Elevation: **2000-2500 ft.**  
 Complex Name:



<b>General Information</b>	<b>Listing Information</b>
Type: <b>Unimproved Commercial</b>	Lease Consider: <b>No</b>
Second Type: <b>Free Standing Retail, Manufacturing, Medical/Dental, Warehouse/Office</b>	
Sale/Lease Inc: <b>Land</b>	
Documents:	
In City: <b>No</b>	
Restrictions: <b>N/A</b>	
Restrict Combs: <b>None</b>	
<b>Bldg Information</b>	<b>Square Footage</b>
New Const: <b>No</b>	Total:
Builder:	Min SF Avail: <b>0</b>
Year Built: <b>1930</b>	Max SF Avail: <b>0</b>
Const Status:	Min Lot#/SF: <b>\$0.00</b>
Const Type:	Max Lot#/SF: <b>\$0.00</b>
# of Bldgs: <b>0</b>	Office SqFt:
# of Rentals:	Warehouse SF:
# of Units:	Garage SF:
Baths Total:	
# of Stories:	

### Additional Information

Sold Service:	Road Front:	Lot Condr: <b>No</b>	Flood Pt:
Prop Finance: <b>Cash, Conventional</b>			
Ownership: <b>Seller owned for at least one year</b>			
Spcl Cond: <b>None</b>			
Rd Respons: <b>Publicly Maintained Road</b>			
Add Parcels: <b>96786894110000</b>			

<b>View:</b>	<b>Long Range, Mountain(s), Year Round</b>	<b>Doors:</b>	
Features Excln:	<b>No</b>	Basement Dtlc:	<b>No</b>
Road Surface:	<b>Paved</b>	Patio/Porch:	
Security Feat:		Inclusions:	<b>Land</b>
Suitable Use:	<b>Commercial, Development, Industrial, Multi-Family, Subdevelopment</b>	Fine Sprinkler:	

<b>Restrictions:</b>	<b>N/A - None</b>	<b>Utilities</b>	
<b>Subject to HOA:</b>	<b>None</b>	<b>Association Information</b>	
		Subj to CCRs:	<b>No</b>

**Public Remarks**  
 9.6 acre +/- of CS Zoned property with an R2 Buffer at the top of the property in Swannanoa with frontage on Highway 70 approximately 6 Miles from downtown Asheville. Sewer line installation to Highway 70 frontage approved and to be completed by the end of 2023. Within 1 mile of the I 40 Interstate connector as well as 2 miles from shopping/groceries. Great location with zoning in place for a \$0,000ef +/- manufacturing/industrial building as well as multi-family, SFR, medical, and other commercial uses. CS Zoning is one of Buncombe County's most permissive. The property slopes up from the road and is south facing with great long range views of the surrounding mountains. Water available at Highway 70.

**Agent Remarks**  
 Vacant. Feel free to go and show. Driveway is between Seven Oaks Stable and Mobile Home Park.  
 Showing Instructions/Directions

**Call Listing Agent, Sign, Vacant**  
**Highway 70 East from Asheville. Just pass Seven Oaks Stables on the left is the driveway. See sign.**

<b>DOM:</b>	<b>0</b>	<b>CDOM:</b>	<b>0</b>	<b>Expire Dt:</b>	<b>10/31/2024</b>
Mkt Dt:	<b>11/10/2023</b>			<b>DGP-End Dt:</b>	
Agent/Own:	<b>No</b>			<b>List Agreement:</b>	<b>Exclusive Right To Sell</b>
For Agpt Call:	<b>850-746-8664</b>			<b>Agent Phone:</b>	<b>828-216-8637</b>
List Agent:	<b>Steve Palombi   @spa54886   [i]</b>			<b>Office Phone:</b>	<b>828-251-8663</b>
List Office:	<b>The Real Estate Center (NCR16200)</b>			<b>Transact Stat:</b>	<b>Bonus:</b>
Buyer Agency:	<b>3%</b>	<b>Sub Agency:</b>	<b>0%</b>	<b>Seller Name:</b>	<b>See Public Records</b>
Dual/Vac:	<b>No</b>			<b>Full Service:</b>	<b>Full Service</b>
Web URL:					

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