



124 College Street, Downtown Asheville

THE
REAL
ESTATE
CENTER

SPECIALIZING IN ASHEVILLE'S URBAN MARKET

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ONE PACK SQUARE PARK



124 College Street, Asheville NC

Available for lease

3rd floor, 6,000SF at \$16/SF/NNN

Base rent: \$8,000/MNTH

Built in 1913 and rich with Asheville's architectural history, 124 College Street is a distinguished four-story brick building totaling $\pm 24,000$ square feet on a 50-foot-wide by 120-foot-deep downtown lot. Located in Asheville's sought-after CBD zoning district, the property offers exceptional flexibility for commercial, mixed-use, or adaptive-reuse concepts. Offered at \$4,900,000, this iconic building combines historic character with upgrades, making it a standout opportunity for investors, developers, and owner-users in one of Western North Carolina's premier urban markets.

The building's infrastructure has been thoughtfully updated while preserving its historic charm. All four floors—each approximately 6,000 SF—are fully heated, cooled, and serviced by a complete sprinkler system, ensuring operational efficiency and compliance. A centrally located elevator provides access to all floors, supporting accessibility and multi-tenant use.

The second floor is currently leased to Sola Salon, providing stable, established income within the property. The basement has been newly renovated, featuring freshly stained concrete floors, creating a clean, modern, and versatile space ideal for retail, studio, entertainment, or creative uses. With large window lines, generous ceiling heights, and durable brick construction, the building offers adaptable floor plates well-suited for office, retail, hospitality, wellness, or redevelopment visions. Its historic build quality and modern mechanical systems create a rare blend of charm and functionality.

3rd floor Features – Large office space with beautiful views towards Pritchard park and views of grove park out of rear windows. Owners will consider subdividing into a 3,756 sq.ft. space. Price to be determined. Men's and women's handicapped bathrooms. Mixture of hardwood and carpet. Very nice sized offices.

124 COLLEGE STREET



PARKING GARAGES

The City of Asheville operates SIX parking garages that are open for public parking 24/7, and offers hourly, daily, and monthly parking.

The hourly rates in all garages are (as of 11/6/25):

- Less than one hour: \$0.00 (free if you leave within first hour, otherwise \$2.00 for first hour)
- Each additional/partial hour: \$2.00
- Daily Maximum: \$15.00

124 COLLEGE STREET

PACK SQUARE PARK

Asheville's front yard: where the historic past meets the future. Named in 1900 after George Pack for his donation of land to be used as a public park, Pack Square Park underwent several transformations over the years. Sophisticated yet spontaneous, the park links the diverse culture of roaming troubadours, festivals, theatre, and family gatherings. The Art Deco City Hall and other historic buildings surround paying tribute to a colorful past. Native trees and plants grace the park, while Urban Trail markers guide visitors from one adventure to another. Pack Square is popular for festivals & events and has been a central feature of Asheville since the town's creation in 1797. It is host to numerous festivals and free activities throughout the year such as Shindig on the Green, Art in the Park, LEAF Downtown and others. It is also home to SplashVille an interactive water feature, keeping it active day and night.



124 COLLEGE STREET, EXTERIOR



124 COLLEGE STREET, THIRD FLOOR



124 COLLEGE STREET, THIRD FLOOR



124 COLLEGE STREET, SECOND FLOOR- SOLA SALON



124 COLLEGE STREET, SECOND FLOOR- SOLA SALON



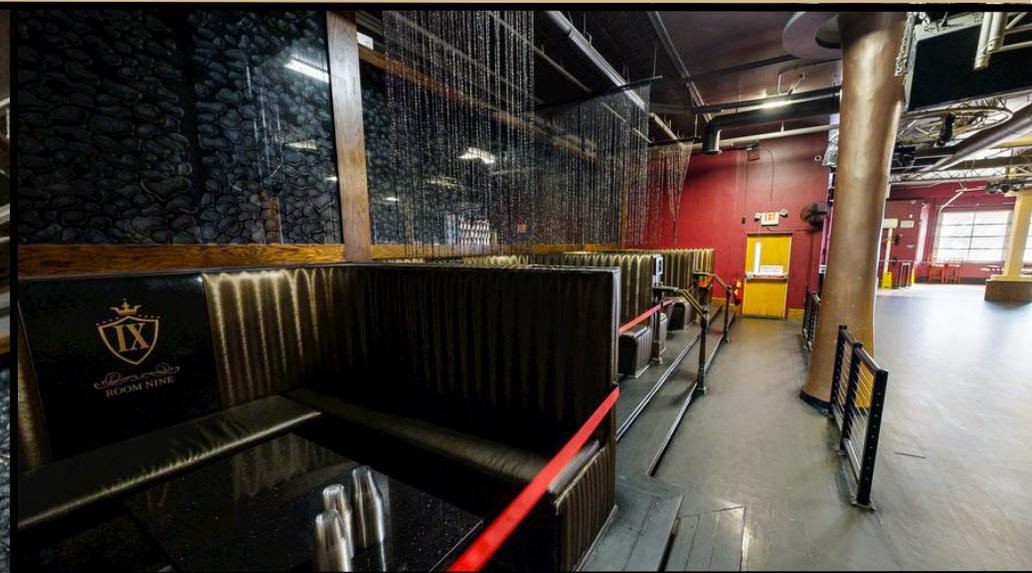
124 COLLEGE STREET, SECOND FLOOR- SOLA SALON



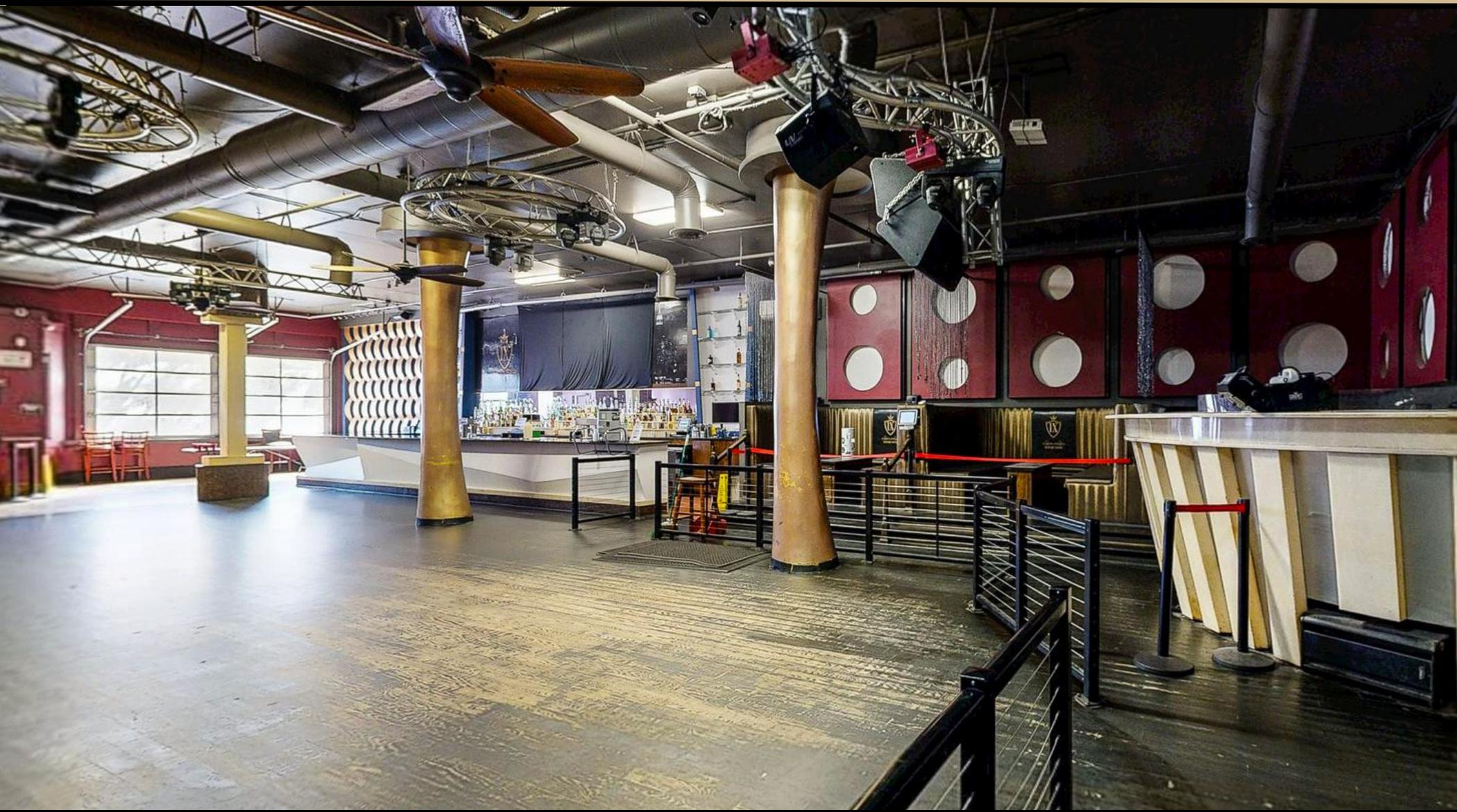
124 COLLEGE STREET, SECOND FLOOR- SOLA SALON



124 COLLEGE STREET, FIRST FLOOR- ROOM 9



124 COLLEGE STREET, FIRST FLOOR- ROOM 9



124 COLLEGE STREET, BASEMENT



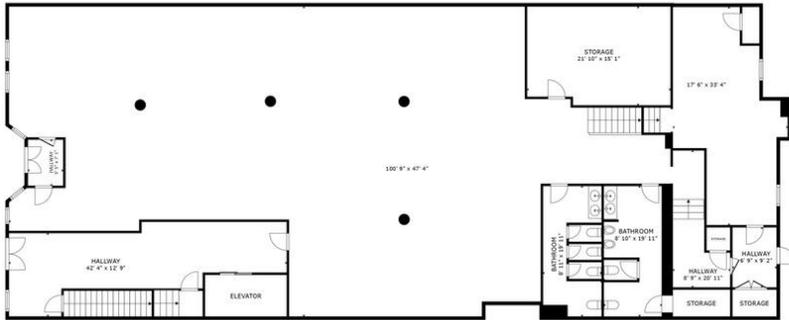
124 COLLEGE STREET



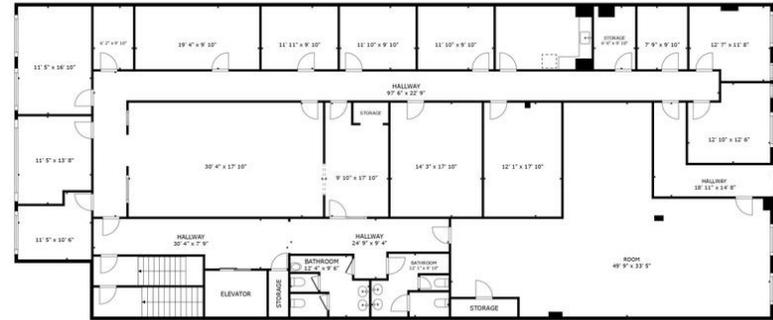
FLOOR 1



FLOOR 3



FLOOR 2



FLOOR 4



FLOOR 2 UPSTAIRS

GROSS INTERNAL AREA