

# REDUCED UPTOWN ASHEVILLE, N.C. CORNER PROPERTY FOR SALE OR LEASE 68 Asheland Avenue, Asheville, NC

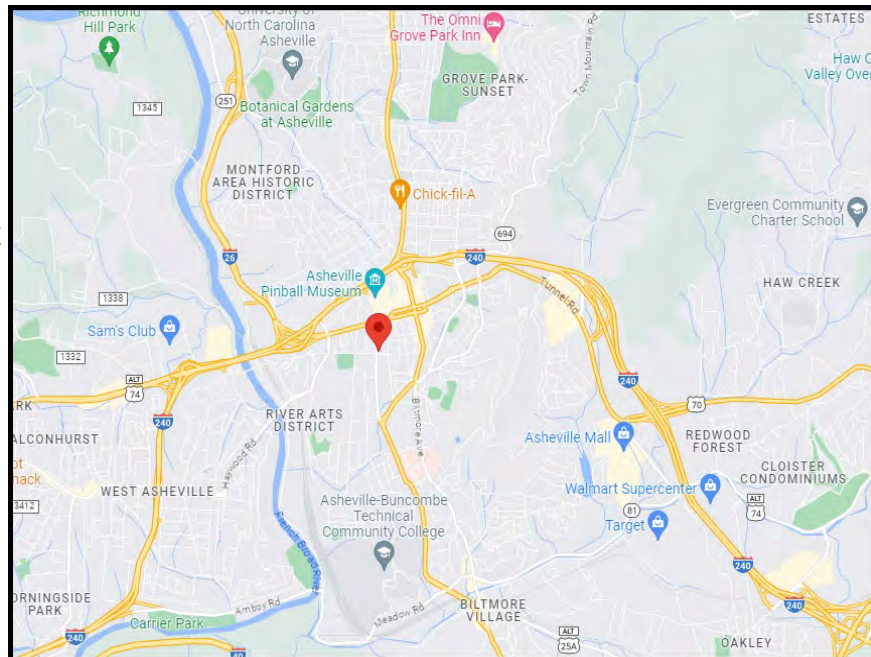


## PROPERTY

- Building Area is 10,780 +/- SF (1.5 Story)
- 7,380 (+/-) SF on street level
- 3,400 (+/-) SF on basement level
- Built in 1973 | Converted in 2003
- Site Area is 0.31 +/- Acres
- Zoned: CBD – Central Business District

## LEASE:

- 5 to 20 year initial lease term
  - Absolute Net lease structure
  - Lease Rate: Call for Pricing
  - Available: December 01, 2023
- Selling Vacant



**FOR SALE: Call for Pricing**



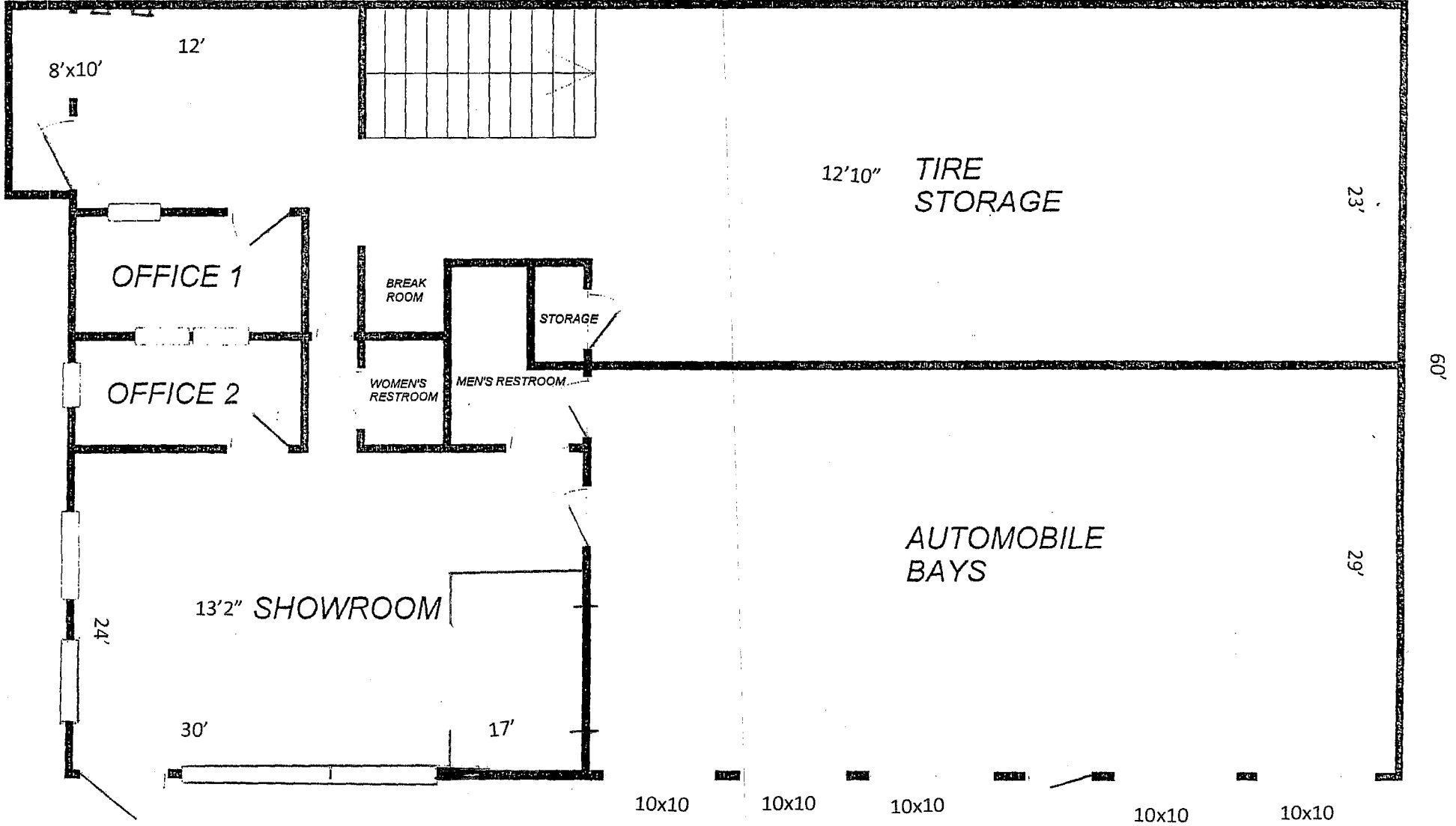
FOR FURTHER DETAILS CONTACT:  
JOHN N. JONES  
Direct: 704-408-8166 | Email: [jjones@gsrc.net](mailto:jjones@gsrc.net)

GIBSON SMITH REALTY CO.  
1100 Kenilworth Avenue, Suite 200  
Charlotte, NC 28204  
[www.gsrc.net](http://www.gsrc.net)



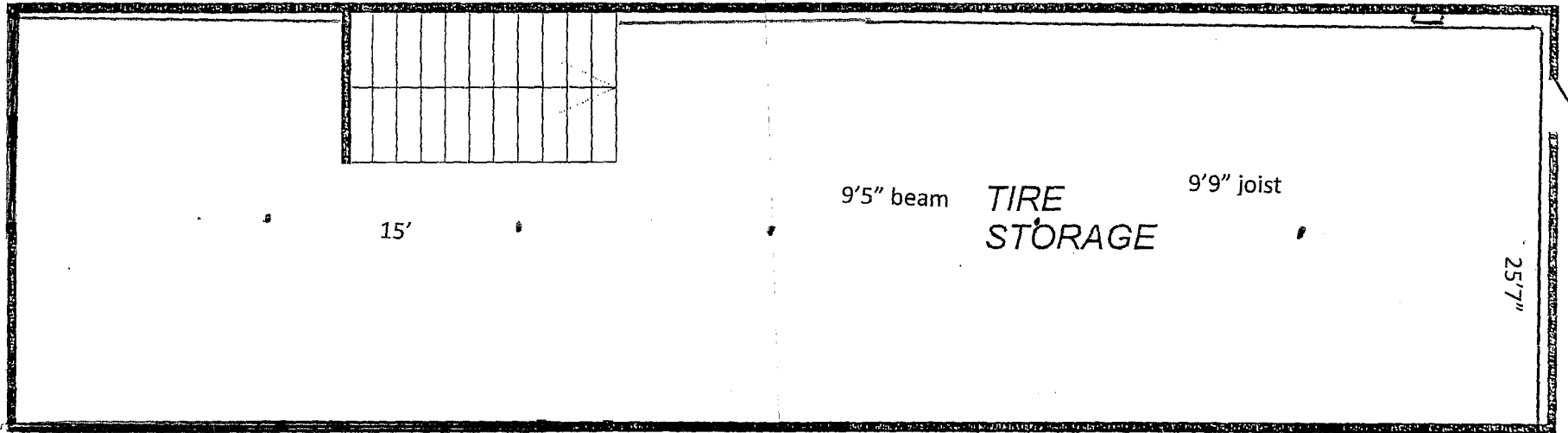
68 ASHELAND AVENUE

123'



All measurements are approximate.

68 ASHESLAND AVENUE



All measurements are approximate.

1" AXLE

P.B. 51, PG. 54  
& P.B. 21, PG. 104  
(PRIVATE)

FOUND  
NAIL & TAB  
IN DRAIN PIPE

CHAIN LINK  
GATE

ASPHALT

FOUND  
DRILL HOLE  
IN WALK

S87°30'47"E

89.48'

SET NAIL &  
#4379 DISC

S87°30'47"E

89.50'

CONC. RAMP

201.83' TOTAL

DOOR

60.00'

BRICK WALL

CANOPY

FLOW

ASPHALT

122.56' TOTAL

N/F  
H & S PROPERTIES  
DEED BOOK 1493, PAGE 342

CORNER NOT  
(DOWNSPOUT

48.50'  
(AS MEASURED)  
OH

ASHELAND AVENUE  
54' R/W PER CITY OF ASHEVILLE

(N02°58'31"E

126.87'

N02°58'31"E

BUILDING OVERHANG

COVERED CONCRETE WALK

BAY DOOR

TRACT 2  
DEED BOOK 1220, PAGE 582  
(0.259 ACRES)  
PORTION OF  
PLAT BOOK 51, PAGE 54  
PIN # 9648.06-39-0107

DOUGLAS A  
DEED BOO  
PA  
PLAT BO

1 STORY BRICK TIRE STORE  
7380 SQ. FT.  
#66 ASHELAND AVENUE

123.03'  
153.74'  
S02°43'50"W 160.58'

(S02°42'43"W 160.45' TOTAL)  
(P.B. 51, PAGE 54)

ASPHALT

BAY DOOR

BAY DOOR

BAY DOOR

FOUND  
DRILL HOLE  
IN WALK

N02°36'48"E

27.36'

FLOW

BAY DOOR

DEED BOOK 1232, PAGE 75  
(0.056 ACRES)  
PORTION OF  
PLAT BOOK 51, PAGE 54

6" VENT PIPE

IRON GATE

6" ALC  
EDC

CONC. WALL

ASPHALT

SIGN

(N83°28'00"W 90.20')  
(P.B. 51, PAGE 54)

STEEL BOLLARD  
(TYP.)

CONC. WALL

FOUND  
DRILL HOLE  
IN WALK

P.O.B.  
S.W. CORNER  
DEED BOOK  
1232, PAGE 75

N83°28'40"W

90.17'

FOUND NAIL  
IN WALL

HILLIARD AVENUE

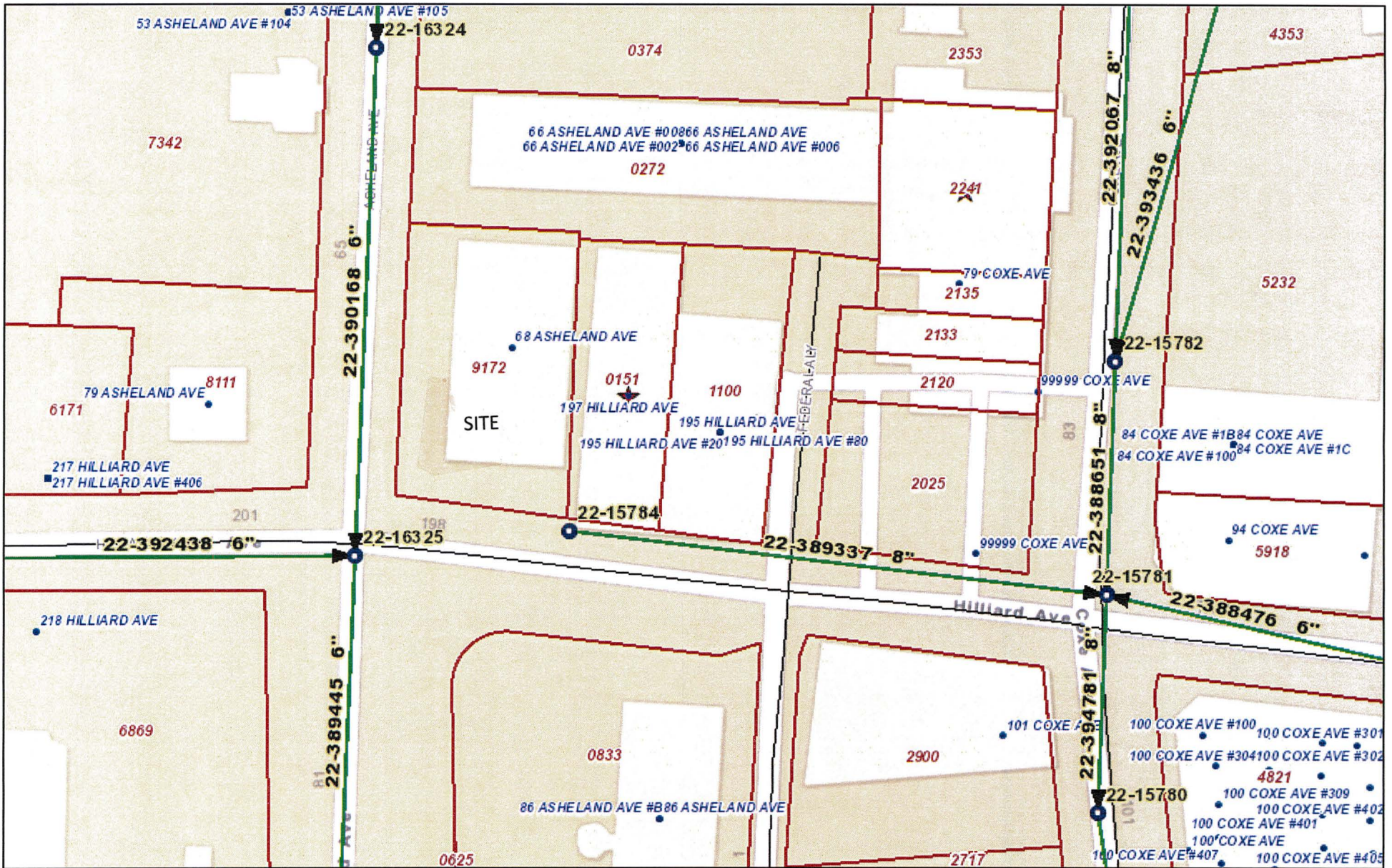


014'25"W  
1651.62'  
TIE LINE

S49°06'20"E  
1694.10'  
TIE LINE

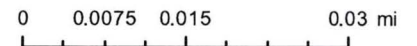


# Buncombe County



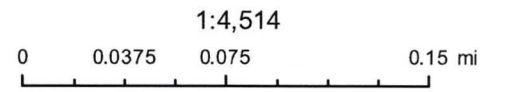
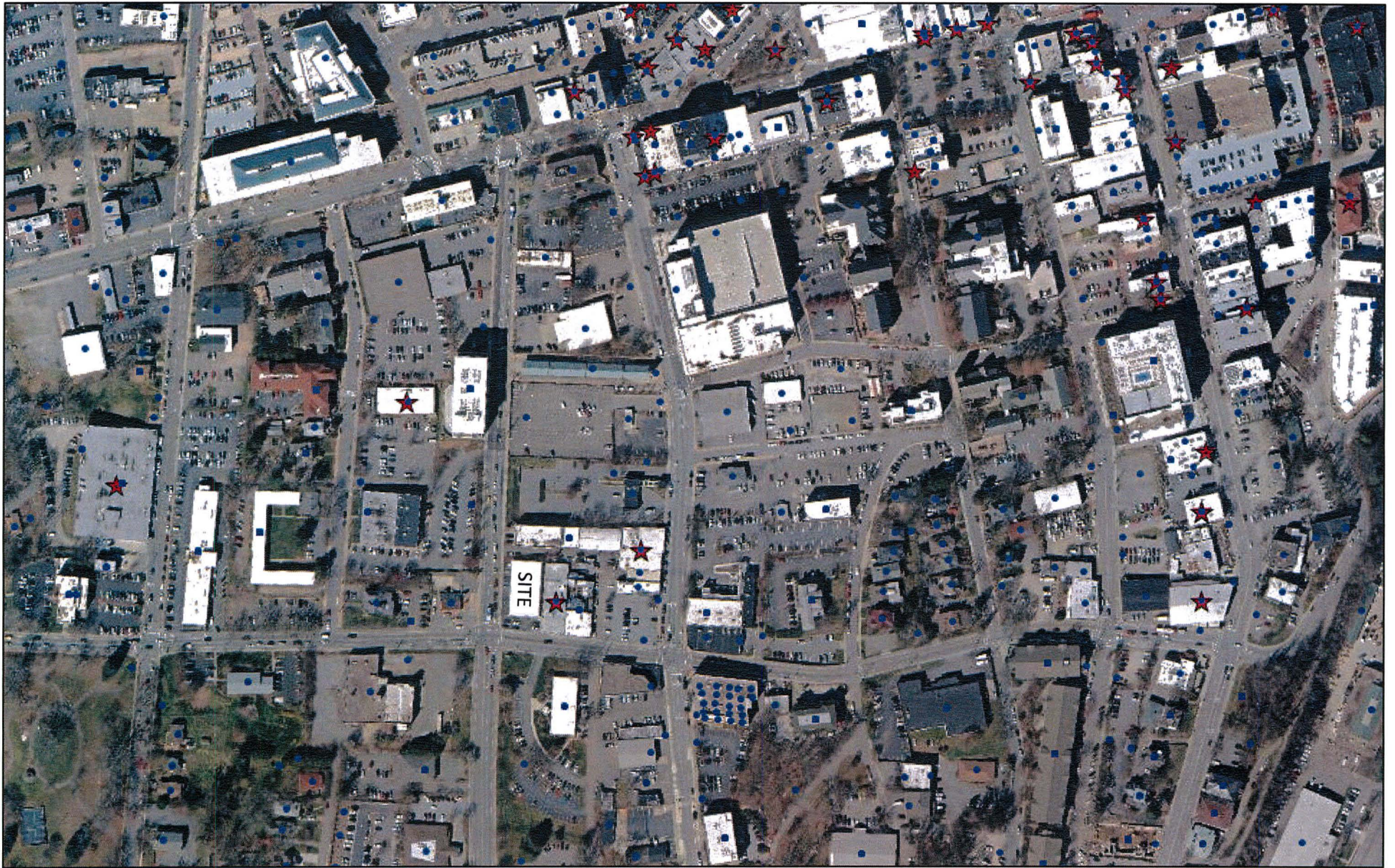
June 20, 2023

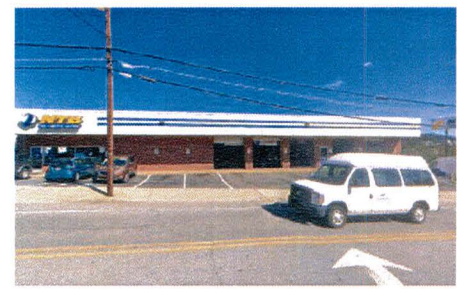
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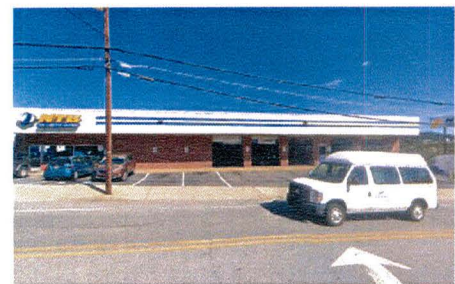
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

# Buncombe County









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