



346 MERRIMON AVENUE  
ASHEVILLE, NC

FOR SALE AT \$725,000

# MARKET NORTH ASHEVILLE, NC



346 Merrimon Ave, Asheville, NC 28801

For Sale: \$725,000

Positioned along one of Asheville's most visible and heavily traveled corridors, 346 Merrimon Avenue offers a prime opportunity to acquire a well-located office property in the heart of North Asheville. This  $2,046\pm$  SF office building sits on a 0.22-acre parcel, providing easy access, and strong long-term value for owner-users or investors.

There are currently 3 private studio offices on the second floor that are currently rented month to month for \$550 each. Recent upgrades to the property include a boiler, new roof, and cosmetic repairs throughout. There is a small garage in the back for additional storage. The basement includes a bathroom, kitchen, and additional storage/work area. Great opportunity for an end-user to have additional income or for an investor.

The building features a functional office layout adaptable to a variety of professional uses, including medical, legal, creative, or general office. The site offers convenient on-site parking and signage on Merrimon Avenue traffic, enhancing visibility and accessibility for clients.

## HIGHLIGHTS

- $2,046\pm$  SF office building on  $0.22\pm$  acre lot
- Prominent Merrimon Avenue frontage (20,000 VPD)
- Ideal for owner-user or investment
- On-site parking
- Excellent visibility and accessibility
- In between Downtown Asheville and UNC-Asheville



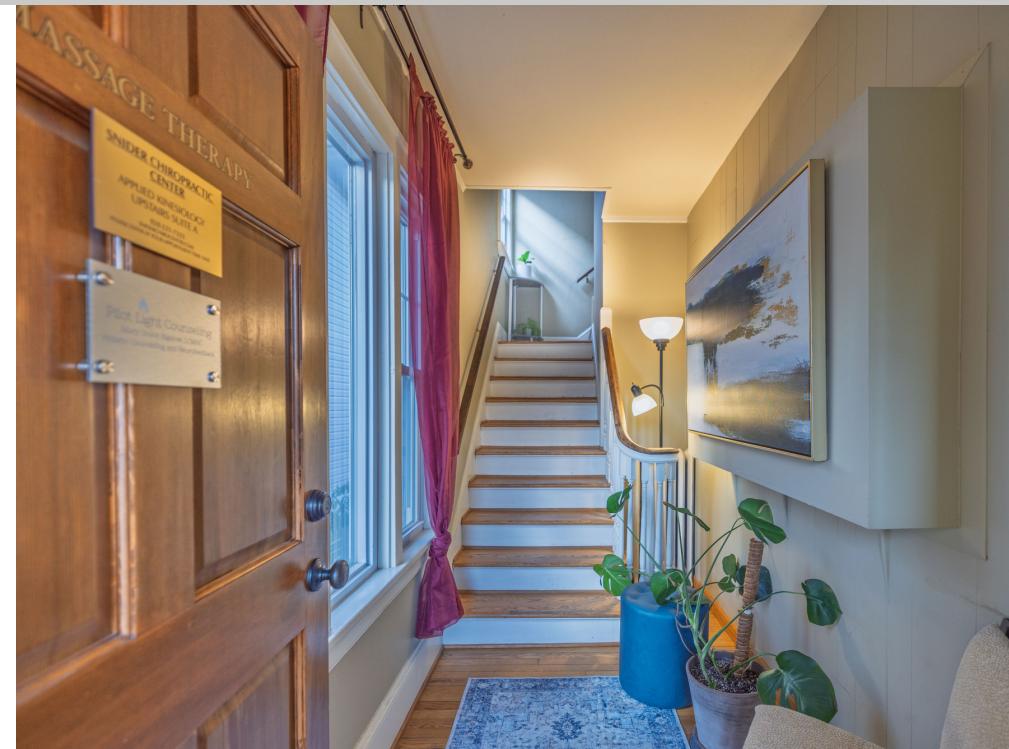
# LARGE PROPERTY ON MERRIMON AVENUE WITH PARKING AND STORAGE



## PHOTOS



## PHOTOS

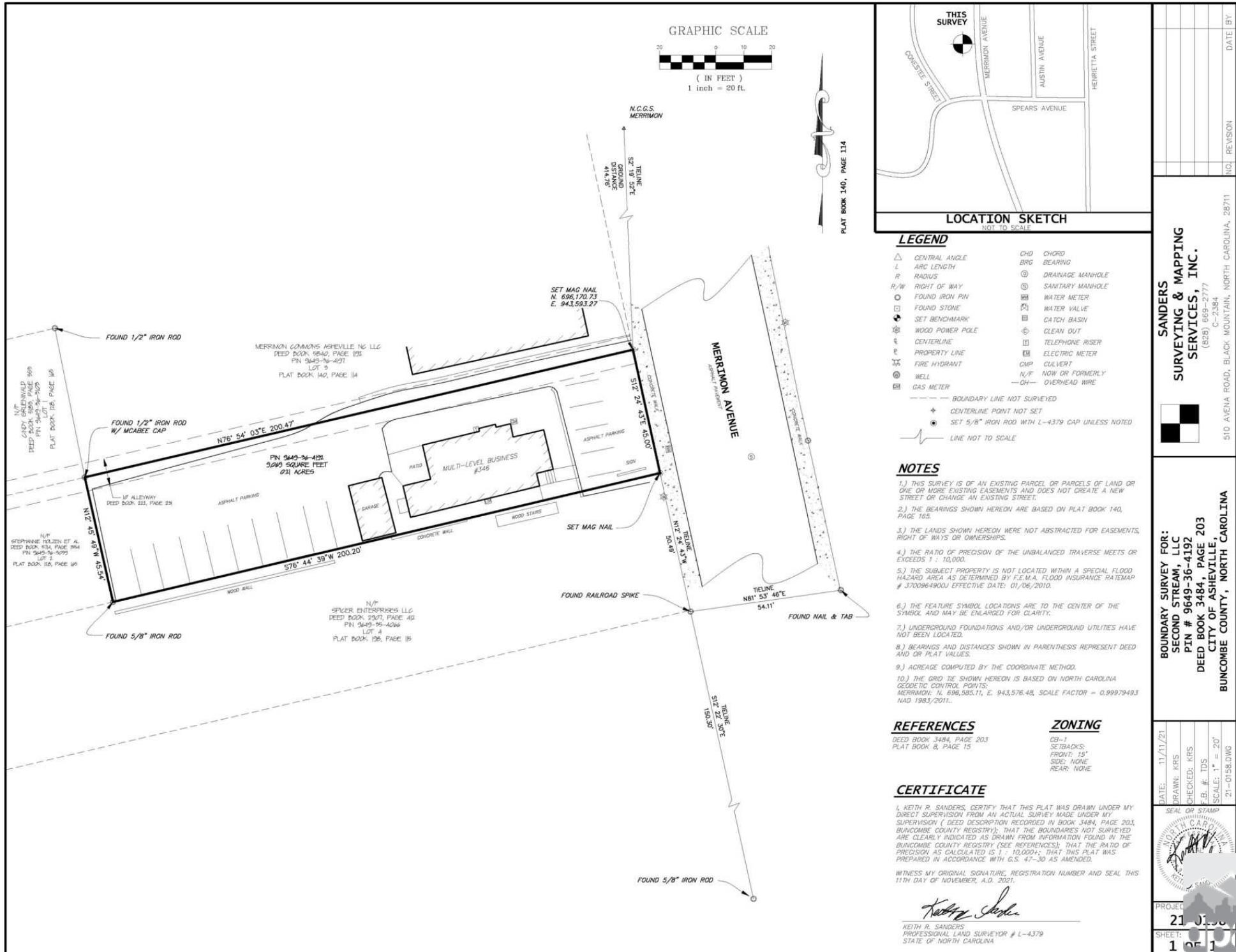


## PHOTOS



## PHOTOS





## CLOSE PROXIMITY TO UNCA IN DENSE RESIDENTIAL AREA



## CLOSE PROXIMITY TO DOWNTOWN

Downtown Asheville



## RETAILER MAP



# Local Population Housing Stats

346 Merrimon Ave, Asheville, North Carolina,  
28801  
Ring of 1 mile



**\$645,658 ↑**  
Median Home Value

93% higher than North Carolina  
which is \$334,561



**44**

Housing Affordability  
Index



**56.8%**

Percent of Income  
for Mortgage



**200**

Percent of Income for  
Mortgage (Index)

Age <18 **1,210**

Age 18-64 **8,002**

Age 65+ **2,086**

Total Pop

**11,299**

Pop Growth

**0.24%**

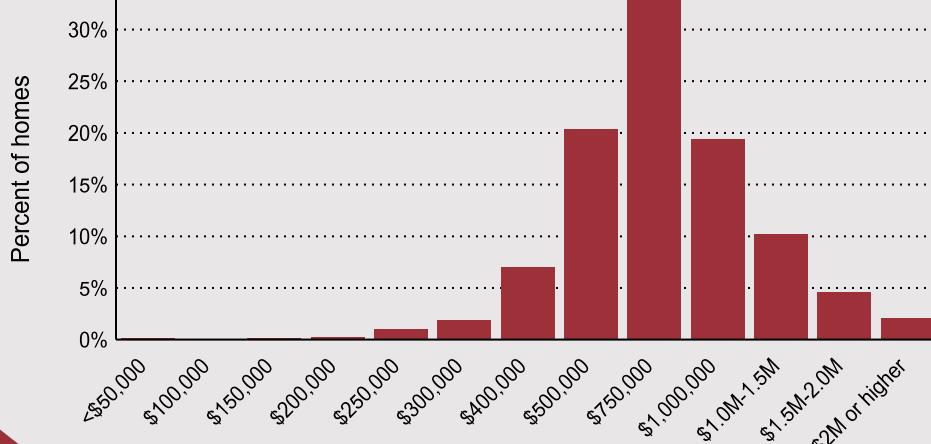
Average HH Size

**1.88**

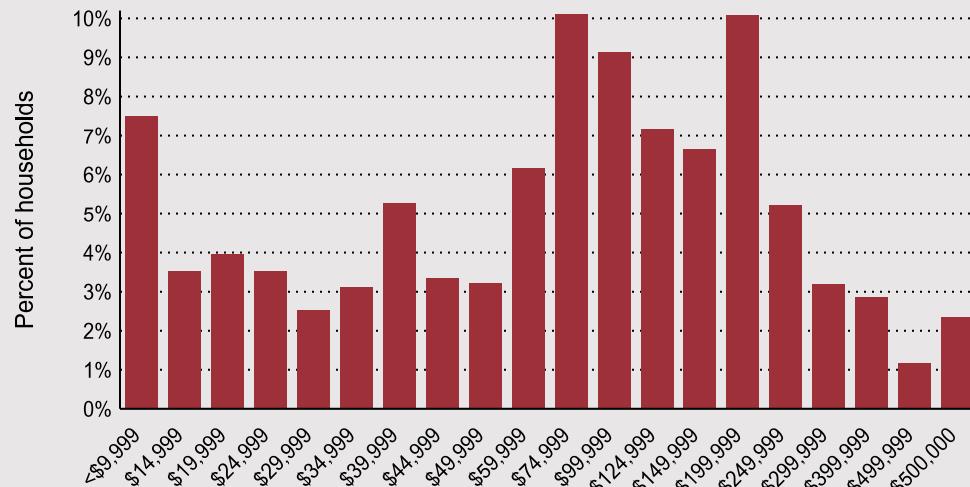
Median Net Worth

**\$92,802**

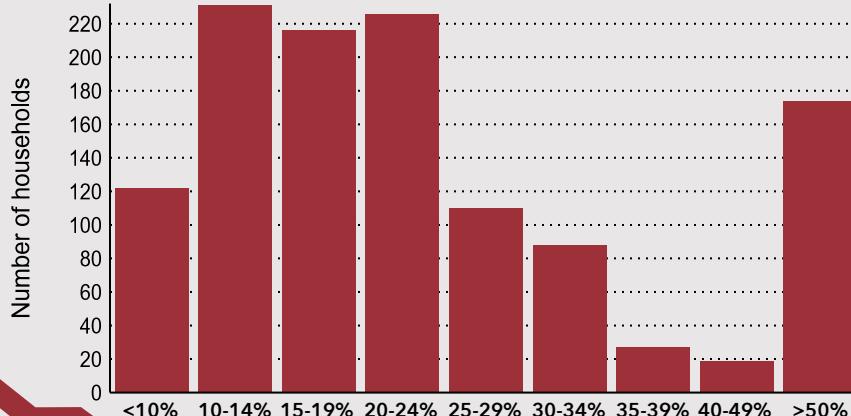
## Home Value



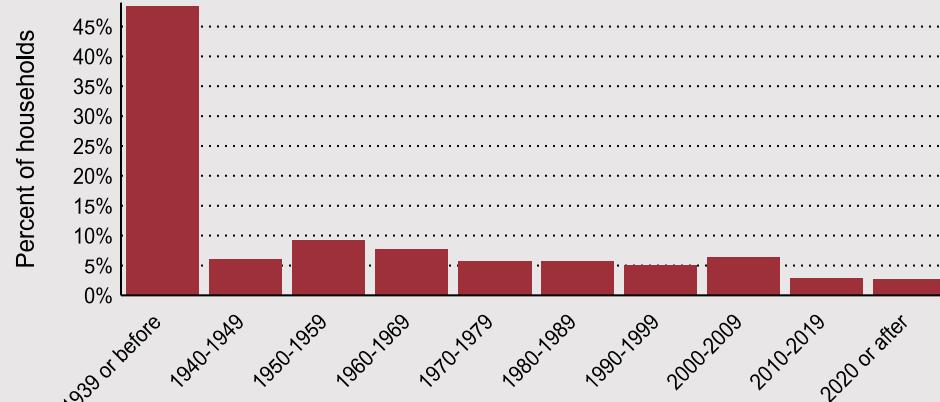
## Household Income



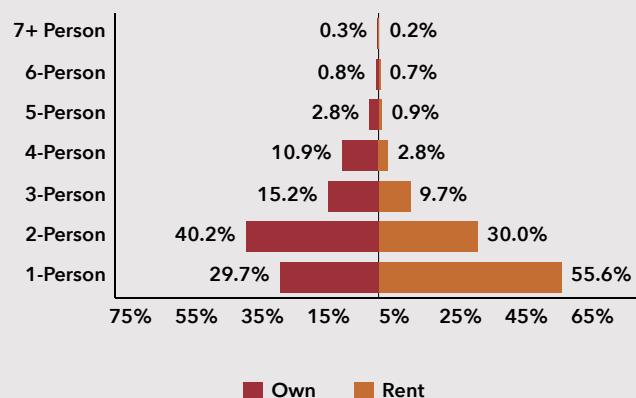
## Mortgage as % Salary



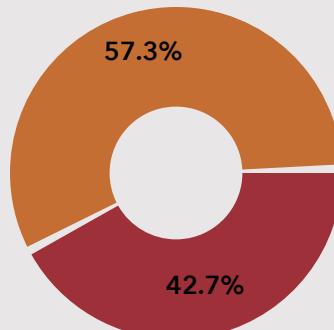
## Year Property Built



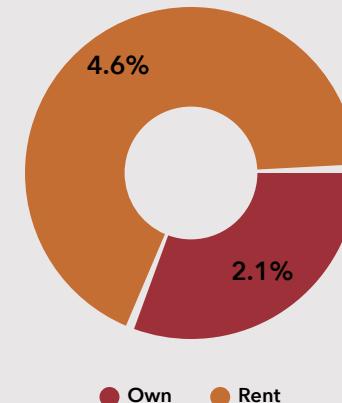
## Census Housing by Size



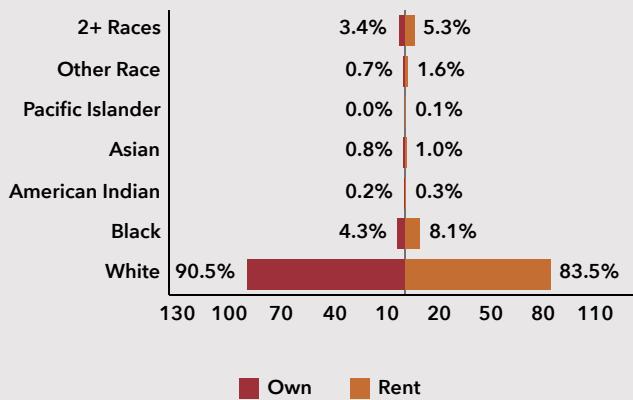
## Home Ownership



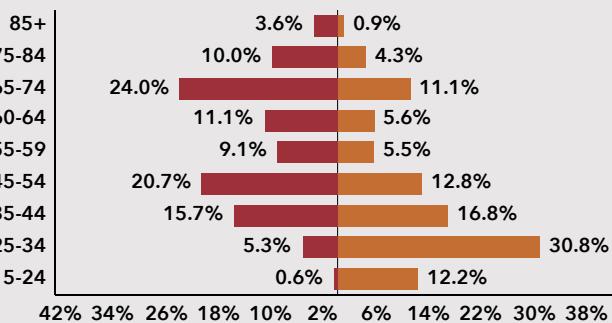
## Hispanic Home Ownership



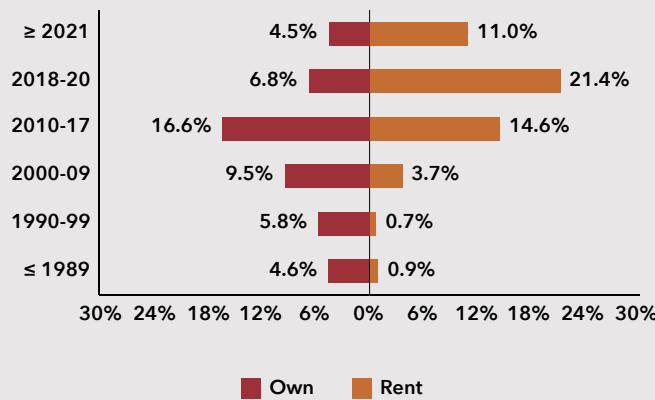
## Housing by Race of Householder



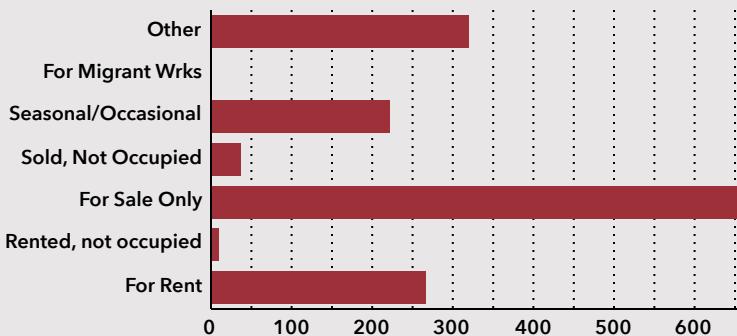
## Housing by Age of Householder



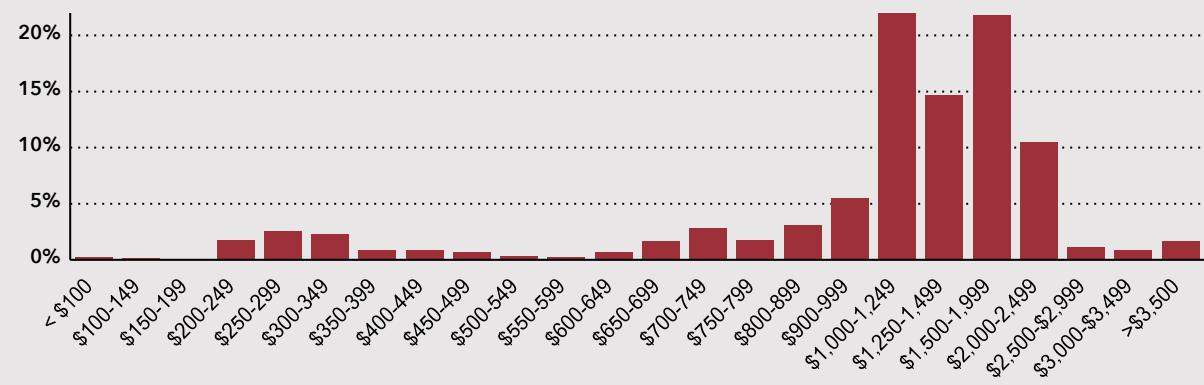
## Year Householder Moved In



## Vacant Housing Units ( Total 1,505 )



## Gross Rent





**Dewey  
Property  
Advisors**

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