



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± 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± SF office building on 0.22± 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











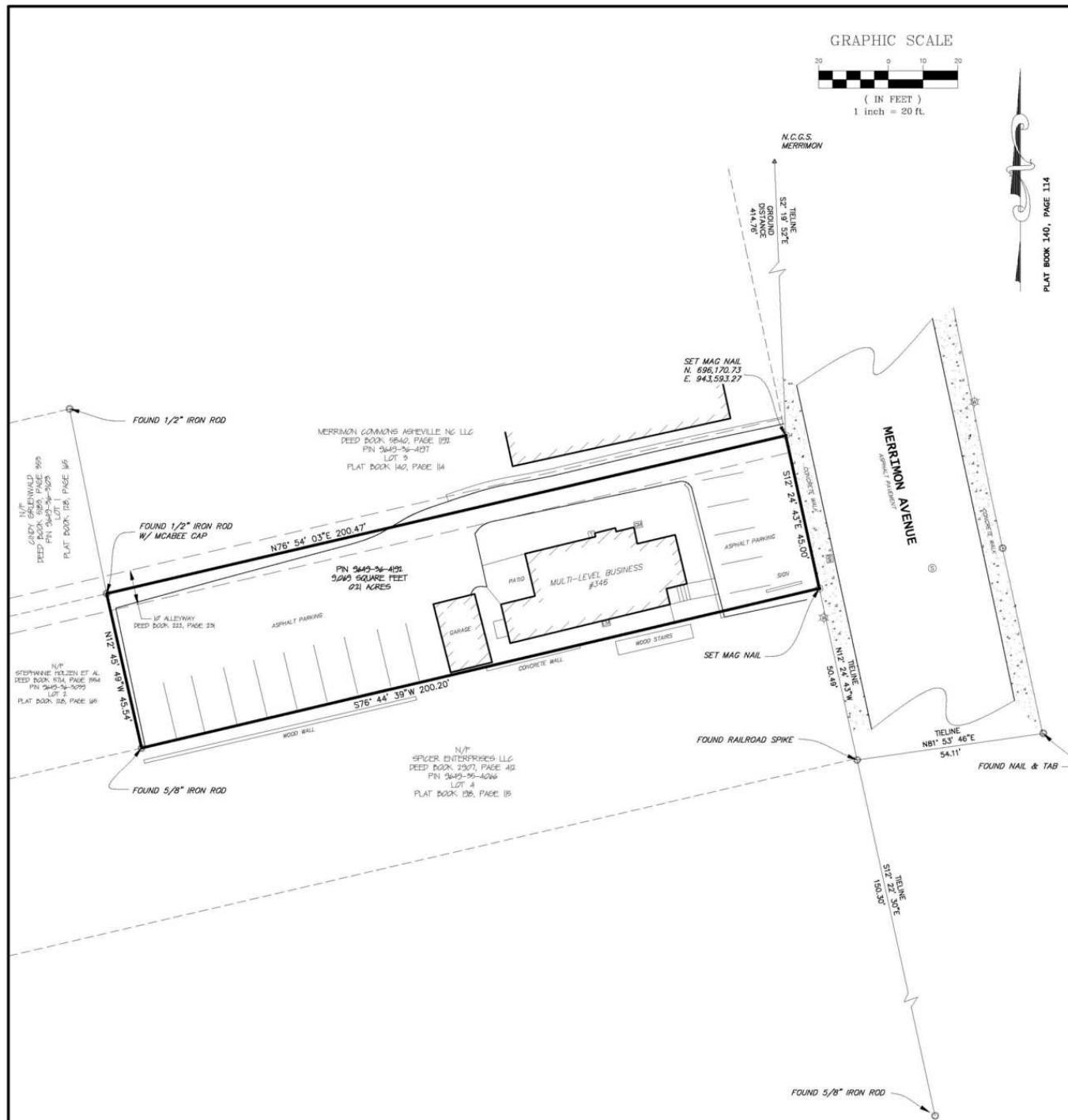












GRAPHIC SCALE



N.C.G.S.  
MERRIMON

SET MAG NAIL  
N. 696,170.73  
E. 943,593.27

MERRIMON AVENUE

FOUND 1/2" IRON ROD

MERRIMON COMMONS ASHEVILLE, NC LLC  
DEED BOOK 1642, PAGE 103;  
PIN 9649-36-4192  
LOT 3  
PLAT BOOK 140, PAGE 114

FOUND 1/2" IRON ROD  
W/ MCABEE CAP

PIN 9649-36-4192  
9249 SQUARE FEET  
0.21 ACRES

ASPHALT PARKING

WOOD WALL

WOOD STAIRS

CONCRETE WALL

PATIO

GAUGE

FOUND 5/8" IRON ROD

N/F  
SPICER ENTERPRISES LLC  
DEED BOOK 2507, PAGE 48  
PIN 9649-36-4192  
LOT 4  
PLAT BOOK 138, PAGE 115

FOUND RAILROAD SPIKE

FOUND NAIL & TAB

FOUND 5/8" IRON ROD



LEGEND

△	CENTRAL ANGLE	CHD	CHORD
L	ARC LENGTH	BRG	BEARING
R	RADIUS	⊕	DRAINAGE MANHOLE
R/W	RIGHT OF WAY	⊙	SANITARY MANHOLE
○	FOUND IRON PIN	⊗	WATER METER
□	FOUND STONE	⊕	WATER VALVE
⊕	SET BENCHMARK	⊕	CATCH BASIN
⊕	WOOD POWER POLE	⊕	CLEAN OUT
⊕	CENTERLINE	⊕	TELEPHONE RISER
⊕	PROPERTY LINE	⊕	ELECTRIC METER
⊕	FIRE HYDRANT	CMP	CULVERT
⊕	WELL	N/F	NOW OR FORMERLY
⊕	GAS METER	—OH—	OVERHEAD WIRE
---	BOUNDARY LINE NOT SURVEYED		
+	CENTERLINE POINT NOT SET		
●	SET 5/8" IRON ROD WITH L-4379 CAP UNLESS NOTED		
---	LINE NOT TO SCALE		

NOTES

- 1.) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- 2.) THE BEARINGS SHOWN HEREON ARE BASED ON PLAT BOOK 140, PAGE 165.
- 3.) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT OF WAYS OR OWNERSHIPS.
- 4.) THE RATIO OF PRECISION OF THE UNBALANCED TRAVERSE MEETS OR EXCEEDS 1 : 10,000.
- 5.) THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY F.E.M.A. FLOOD INSURANCE RATEMAP # 3700964900J EFFECTIVE DATE: 01/06/2010.
- 6.) THE FEATURE SYMBOL LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.
- 7.) UNDERGROUND FOUNDATIONS AND/OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- 8.) BEARINGS AND DISTANCES SHOWN IN PARENTHESES REPRESENT DEED AND OR PLAT VALUES.
- 9.) ACREAGE COMPUTED BY THE COORDINATE METHOD.
- 10.) THE GRID TIE SHOWN HEREON IS BASED ON NORTH CAROLINA GEODETIC CONTROL POINTS: MERRIMON: N. 696,585.11, E. 943,576.48, SCALE FACTOR = 0.99979493 HAD 1983/2011.

REFERENCES

DEED BOOK 3484, PAGE 203  
PLAT BOOK 8, PAGE 15

ZONING

CB-1  
SETBACKS:  
FRONT: 15'  
SIDE: NONE  
REAR: NONE

CERTIFICATE

I, KEITH R. SANDERS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY DIRECT SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ( DEED DESCRIPTION RECORDED IN BOOK 3484, PAGE 203, BUNCOMBE COUNTY REGISTRY); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE BUNCOMBE COUNTY REGISTRY (SEE REFERENCES); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 11TH DAY OF NOVEMBER, A.D. 2021.

*Keith R. Sanders*  
KEITH R. SANDERS  
PROFESSIONAL LAND SURVEYOR # L-4379  
STATE OF NORTH CAROLINA

<b>SANDERS SURVEYING &amp; MAPPING SERVICES, INC.</b> (828) 669-2777 C-2384 510 AVENUE ROAD, BLACK MOUNTAIN, NORTH CAROLINA, 28711	
BOUNDARY SURVEY FOR: SECOND STREAM, LLC PIN # 9649-36-4192 DEED BOOK 3484, PAGE 203 CITY OF ASHEVILLE BUNCOMBE COUNTY, NORTH CAROLINA	NO. _____ REVISION _____ DATE BY _____
DATE: 11/11/21 DRAWN: KRS CHECKED: KRS B. # TDS SCALE: 1" = 20' 21-0158.DWG	SEAL OR STAMP 
PROJECT: 21-0158 SHEET: 1 OF 1	



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

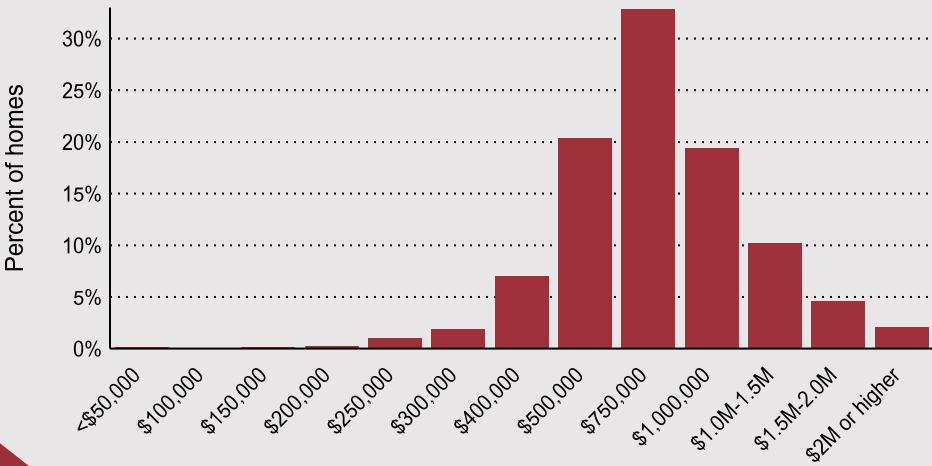


**200**

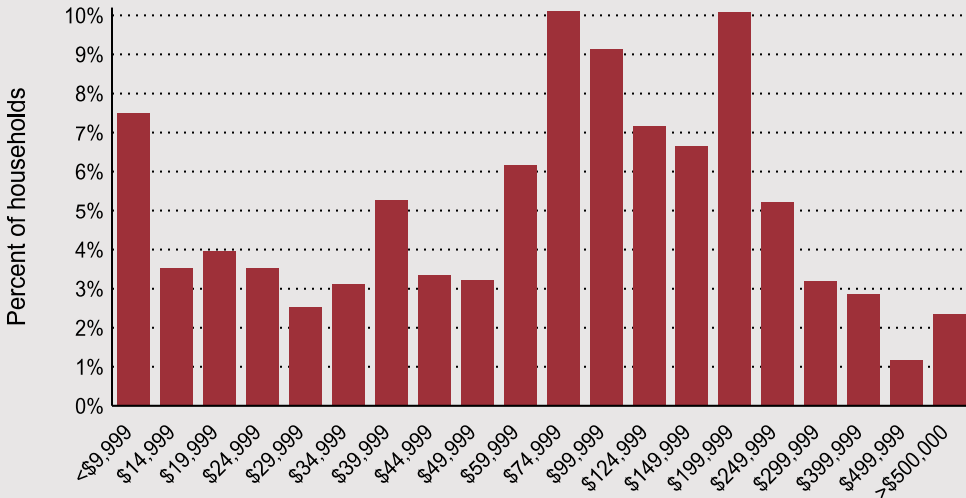
Percent of Income for Mortgage (Index)

Age <18	<b>1,210</b>	Age 18-64	<b>8,002</b>	Age 65+	<b>2,086</b>	Total Pop	<b>11,299</b>	Pop Growth	<b>0.24%</b>	Average HH Size	<b>1.88</b>	Median Net Worth	<b>\$92,802</b>
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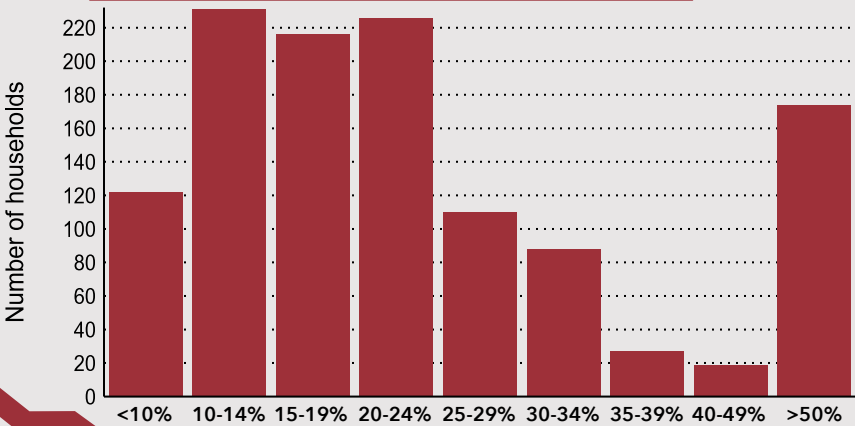
## Home Value



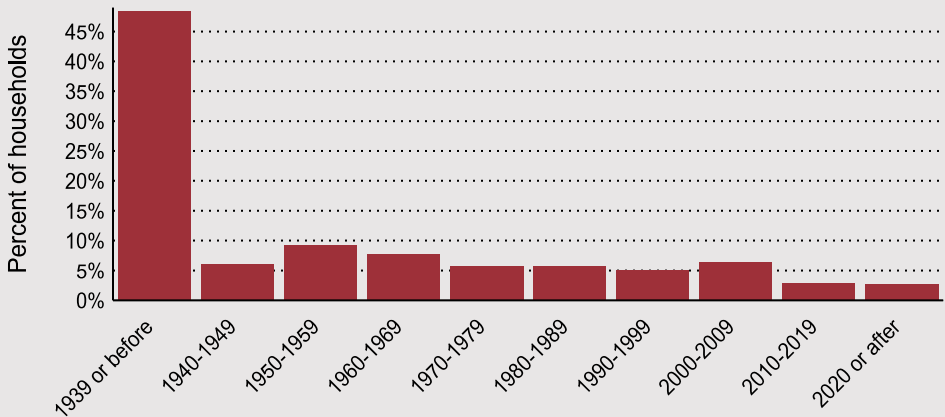
## Household Income



## Mortgage as % Salary

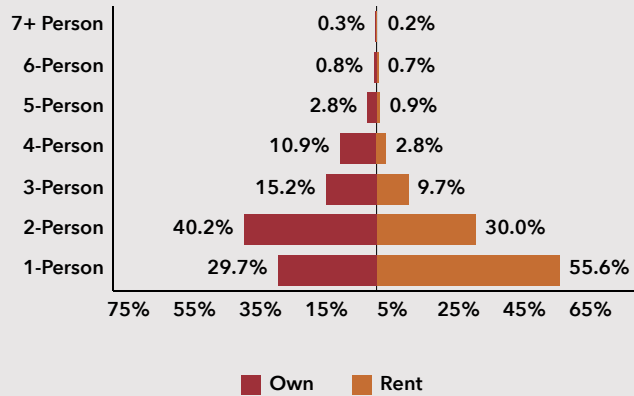


## Year Property Built

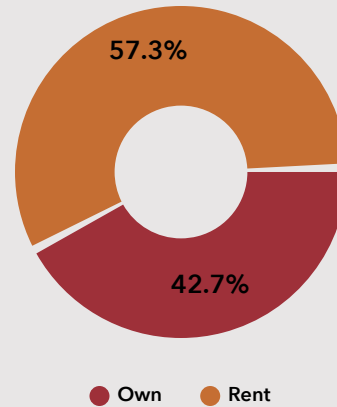




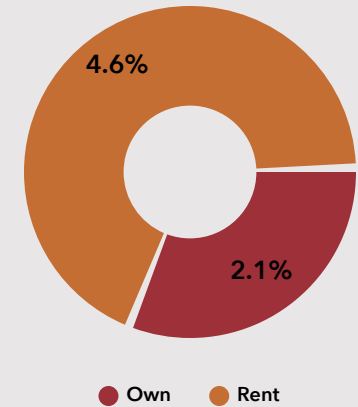
### Census Housing by Size



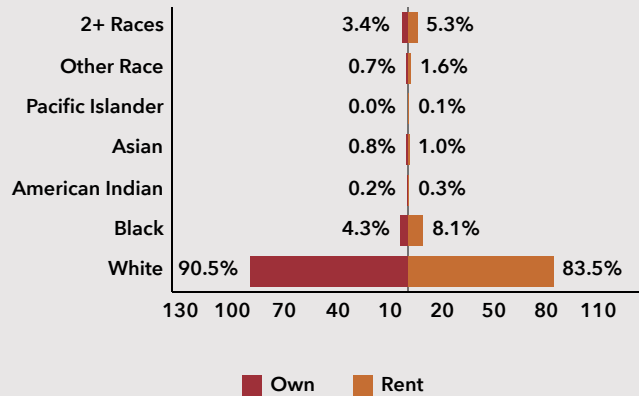
### Home Ownership



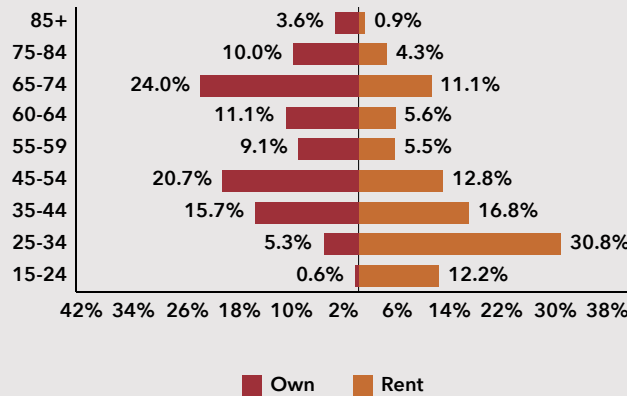
### Hispanic Home Ownership



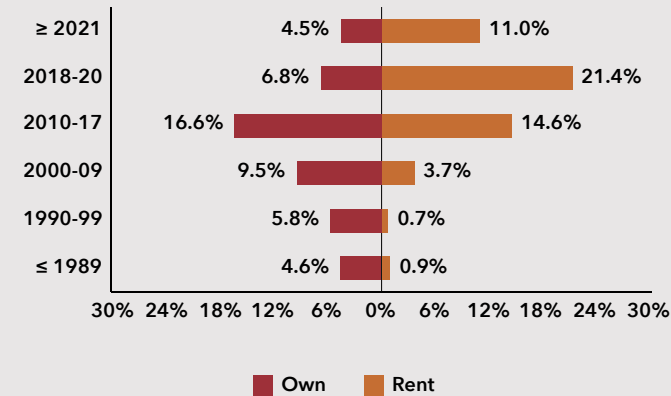
### Housing by Race of Householder



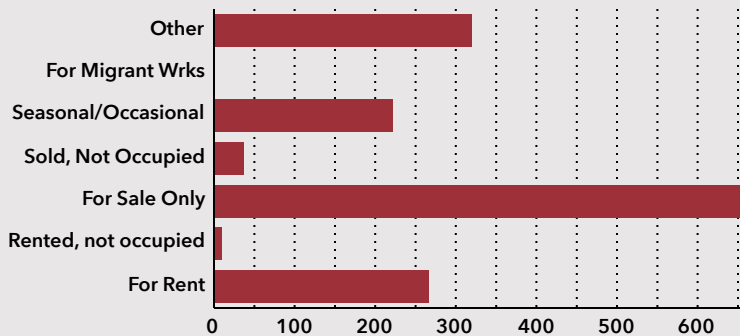
### Housing by Age of Householder



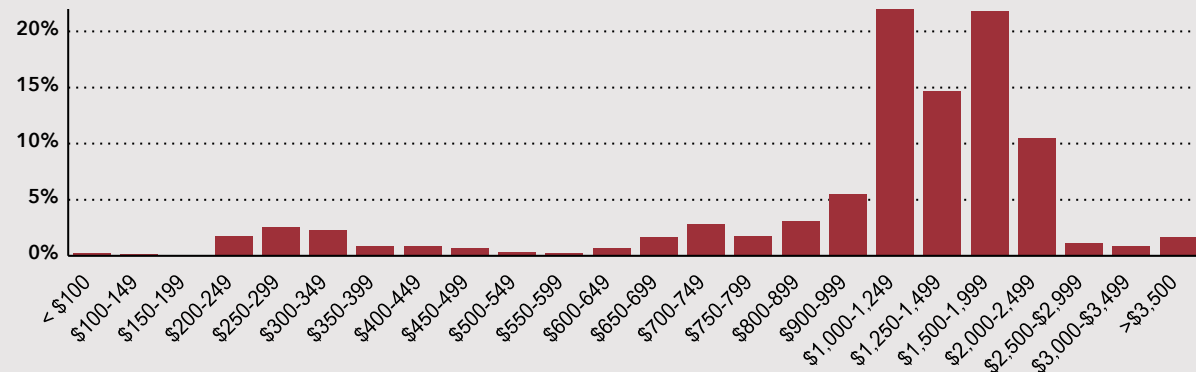
### Year Householder Moved In



### Vacant Housing Units ( Total 1,505 )



### Gross Rent







**Dewey**  
Property  
Advisors

**Sale Contact:**

**Greg Palombi | NC #205020**

**[greg.palombi@deweypa.com](mailto:greg.palombi@deweypa.com)**

**Dewey Property Advisors**

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