

**FOR SALE**  
**696 Reed Street**  
**Asheville, NC 28803**

contact: 828.545.9002 • [pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)



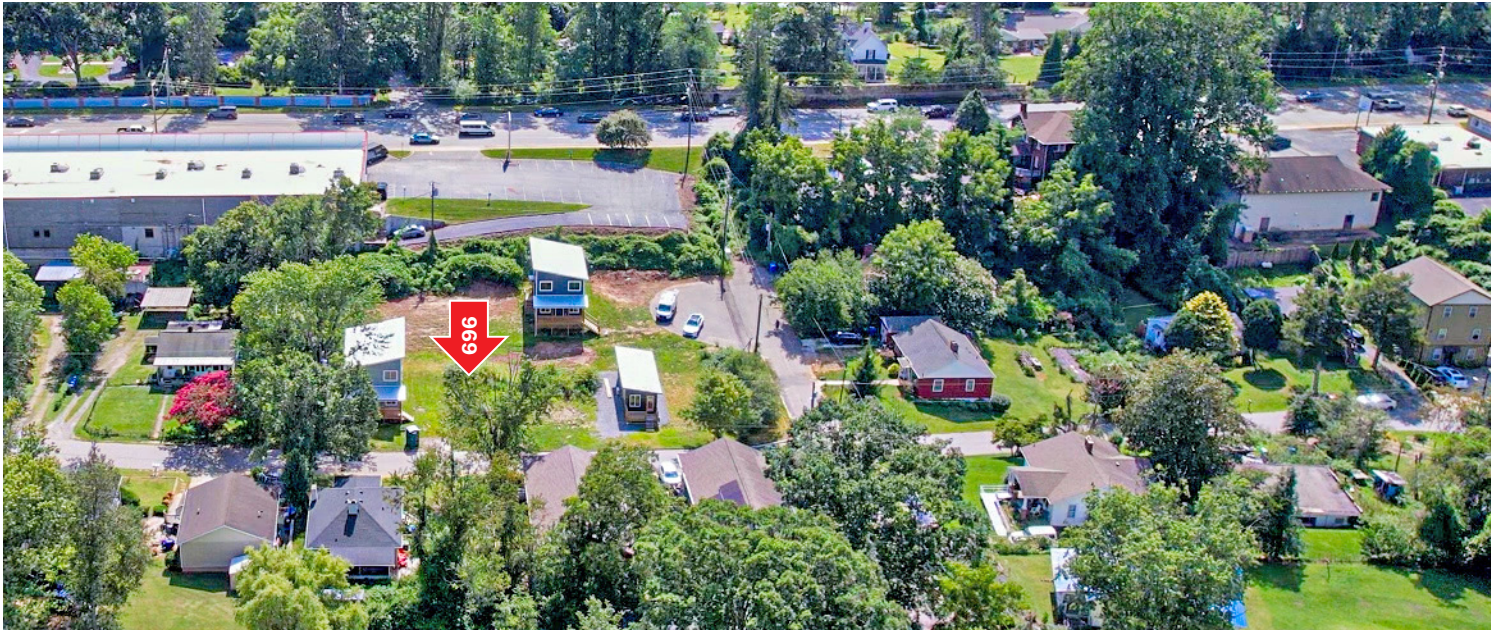
WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

**\$125,000**



PROPERTY VIDEO LINK

**VACANT LOT/READY TO BUILD JUST OFF POPULAR HENDERSONVILLE ROAD**



## PROPERTY HIGHLIGHTS

0.14± acres ready to build

Vacant lot with enough space to build 2 homes

Great investment/rental opportunity

Located between Downtown Asheville and South Asheville

Historic Biltmore Village & The Biltmore House nearby

South Asheville locale Near Juicy Lucy and I-40 access



**AERIAL VIEW**

**SITE LOCATION**



**Paul Ellis**  
Commercial Broker

Main Office:  
828.684.4344

Mobile:  
828.545.9002

Email:  
[pellis@pulliamproperties.com](mailto:pellis@pulliamproperties.com)

EXPERIENCE MAKES THE DIFFERENCE

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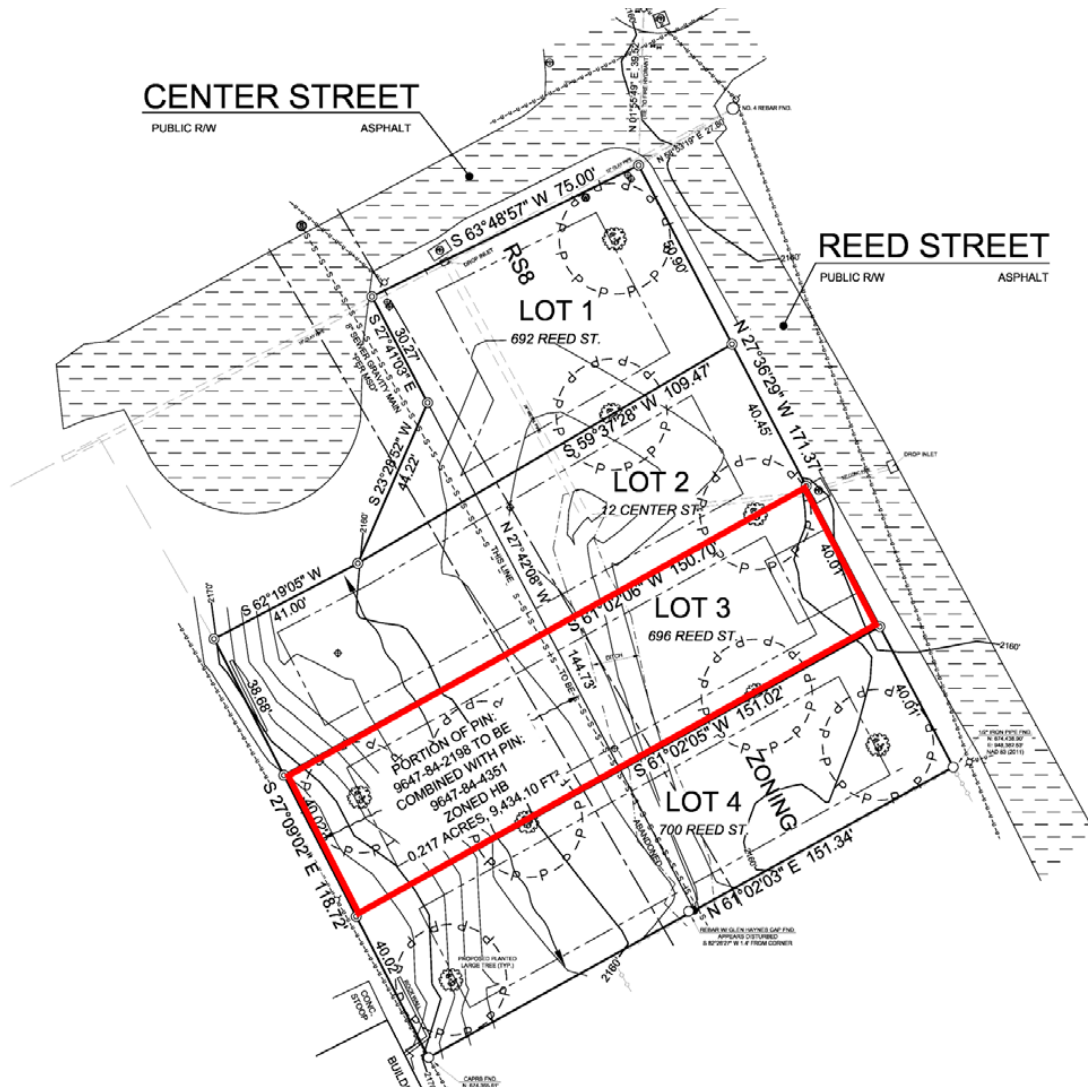
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## SITE PLAN



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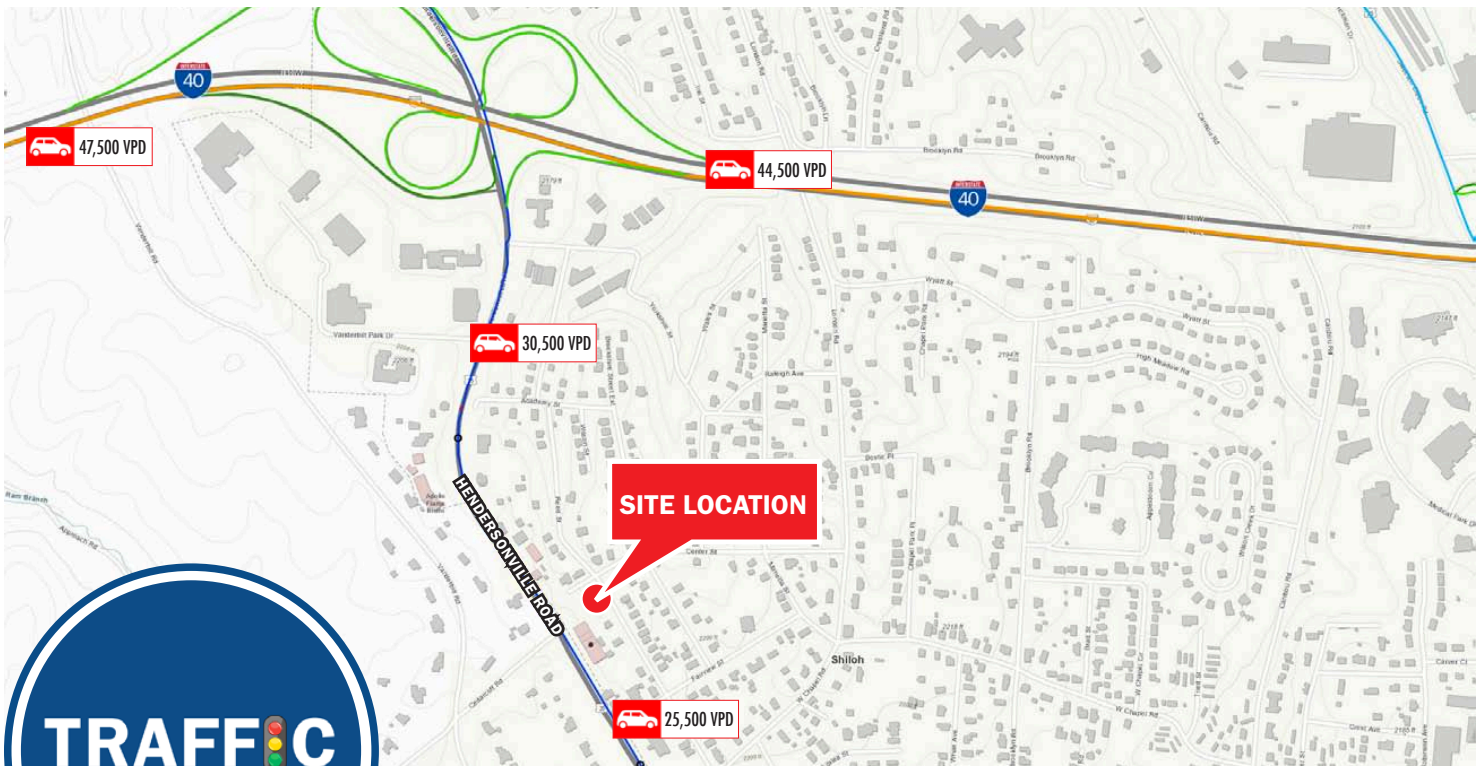
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MAP CREDIT: NC DOT



### TRAFFIC INFORMATION

| Collection Street | Cross Street          | Traffic Volume | Distance |
|-------------------|-----------------------|----------------|----------|
| Hendersonville Rd | Fairview St NW        | 27,764         | 0.12 mi  |
| Hendersonville Rd | Academy St N          | 32,222         | 0.26 mi  |
| Hendersonville Rd | Busbe Rd S            | 27,475         | 0.47 mi  |
| I-40              | Caribou Rd E          | 47,000         | 0.61 mi  |
| Hendersonville Rd | Irwin St NW           | 30,155         | 0.79 mi  |
| Hendersonville Rd | Irwin St SE           | 33,426         | 0.87 mi  |
| Sweeten Creek Rd  | Sweeten Creek Indust. | 25,233         | 0.90 mi  |



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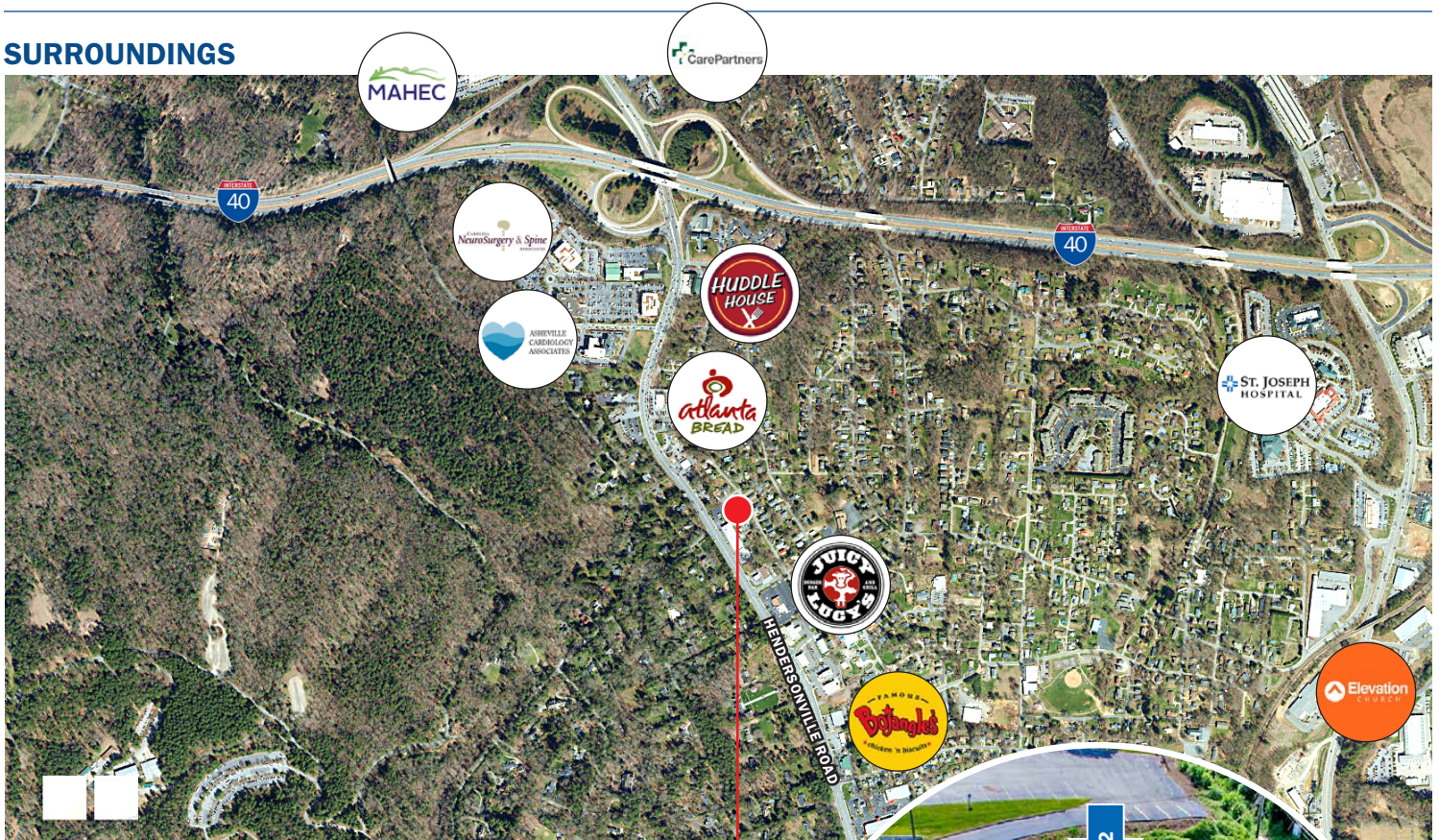
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## SURROUNDINGS



MAP CREDIT: NOAA

SITE LOCATION

## SURROUNDING PROPERTIES FOR SALE

- 12 Center Street: 1,280±/SF, 3 bdrm, 2 bath
- 700 Reed Street: 1280±/SF, 3 bdrm, 2 bath
- 692 Reed Street: 384±/SF, 1 bdrm, 1 bath



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