

5 Walnut Wine Bar + 4 Residential Units (STR)

4,408 SF MIXED USE PROPERTY

5 West Walnut Street | Asheville, NC 28801



PROPERTY DETAILS

Building Name	5 Walnut Wine Bar + 4 Residential Units (STR)
Address	5 West Walnut Street, Asheville, NC 28801
Property Type	Mixed Use
Property Subtype	Low-Rise/Garden
Building Size	4,408 SF
Lot Size	0.03 Acres
Year Built	1930
Number of Floors	3 plus Penthouse

Executive Summary

5 W Walnut Street offers a mixed-use investment opportunity in the heart of downtown Asheville. The property is currently home to 5 Walnut Wine Bar and also includes four vacant residential units.

The residential units are approved for short-term rental (STR) use but are not currently being used as short-term rentals.

The property also includes a leased retail space that is currently producing income, offering a mix of residential and commercial uses in a desirable downtown location.



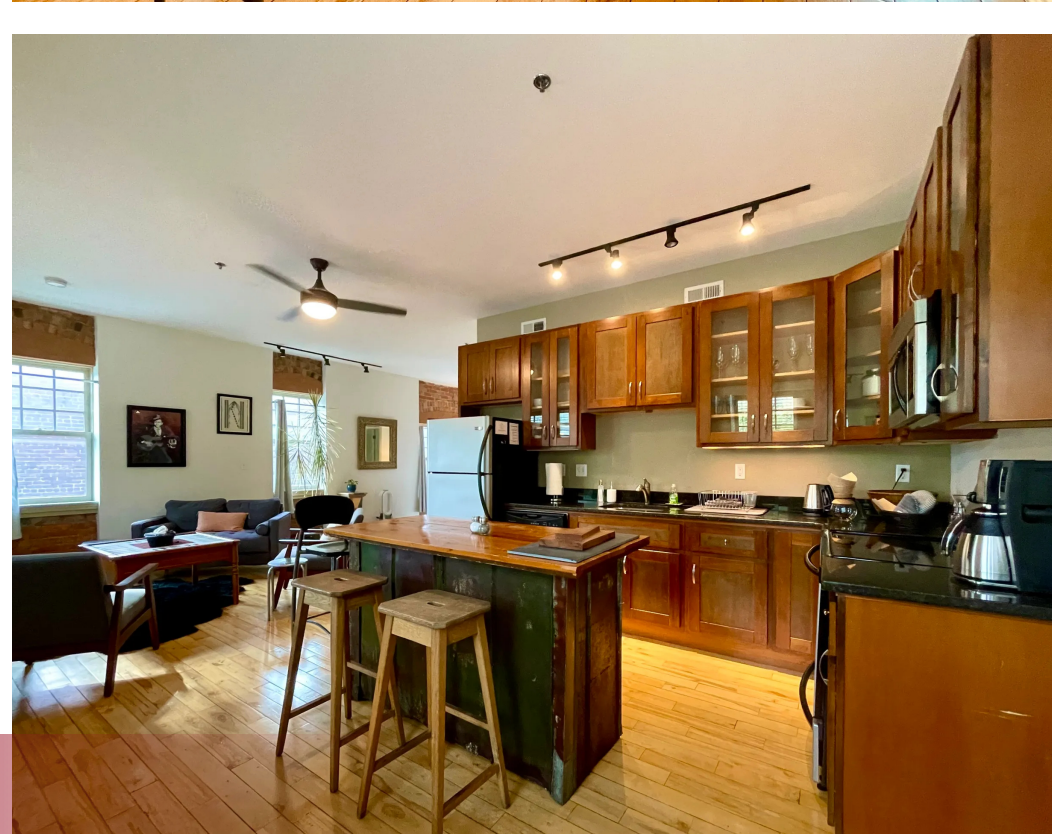
- Turnkey, income-producing mixed-use investment
- Four premium residential units with established short-term rental potential
- An iconic commercial space with strong identity and long-standing recognition in the Asheville market
- Opportunity to realize additional value through a mixed-use condominium structure or separate future disposition of the residential and commercial components
- The rarity of acquiring a fully stabilized, downtown Asheville asset with both immediate income and multiple long-term value creation strategies

TENANT HIGHLIGHT: 5 WALNUT WINE BAR

- Trophy Tenant with devoted customer base
- Tourist hot spot for live music + downtown views



UNIT 201

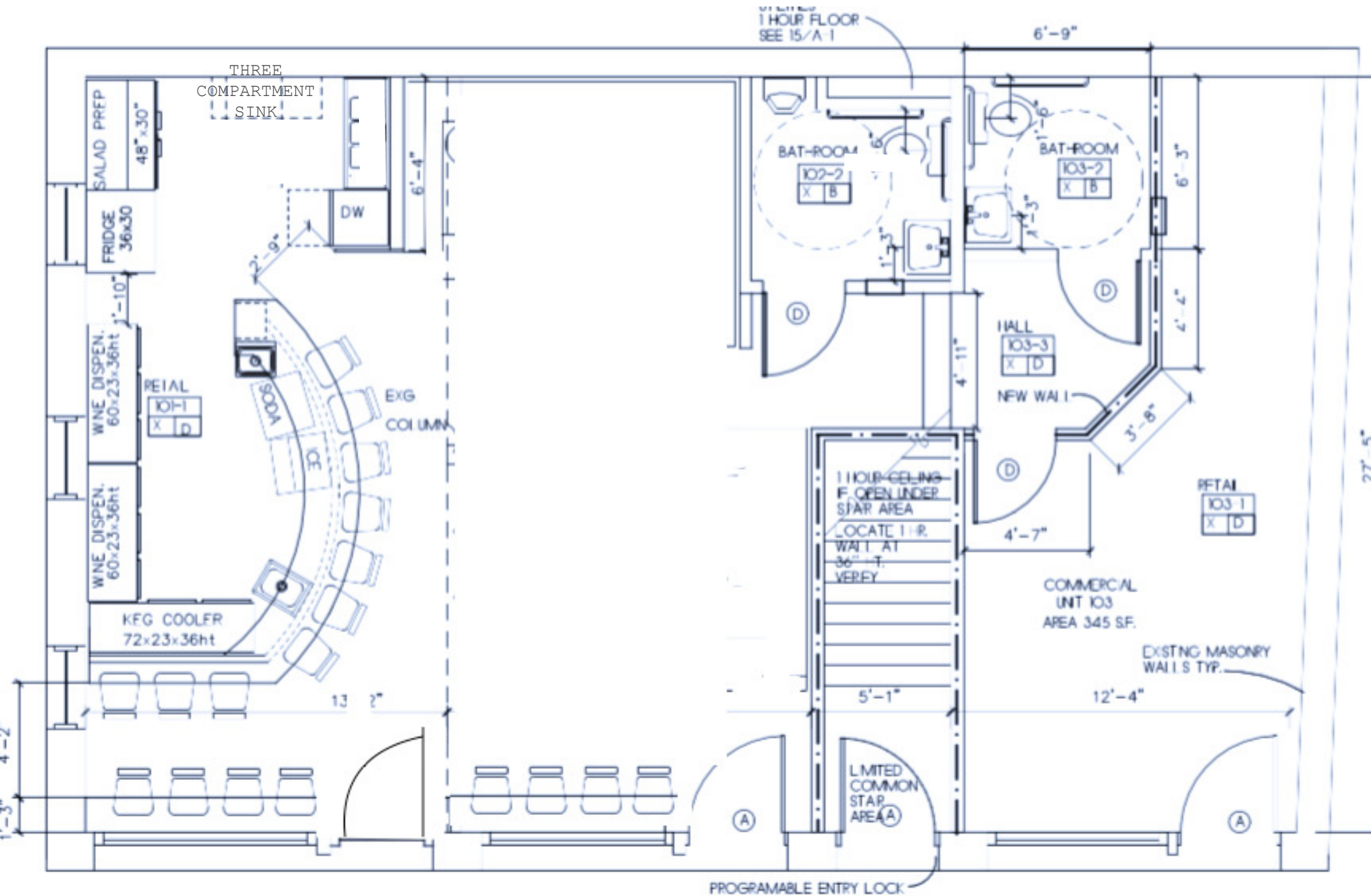


UNIT 202



UNIT 302



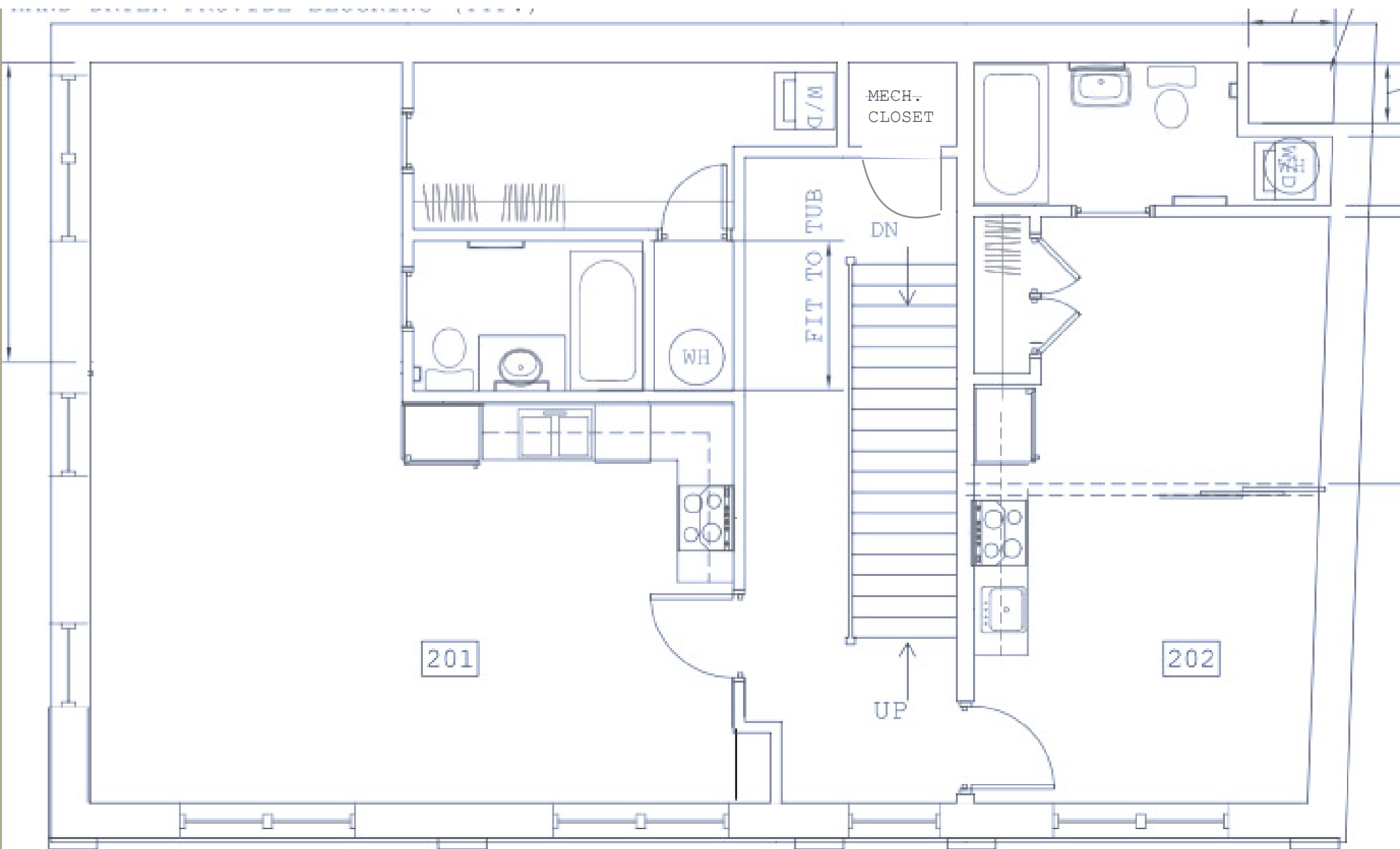


1 FIRST FLOOR UPFIT PLAN

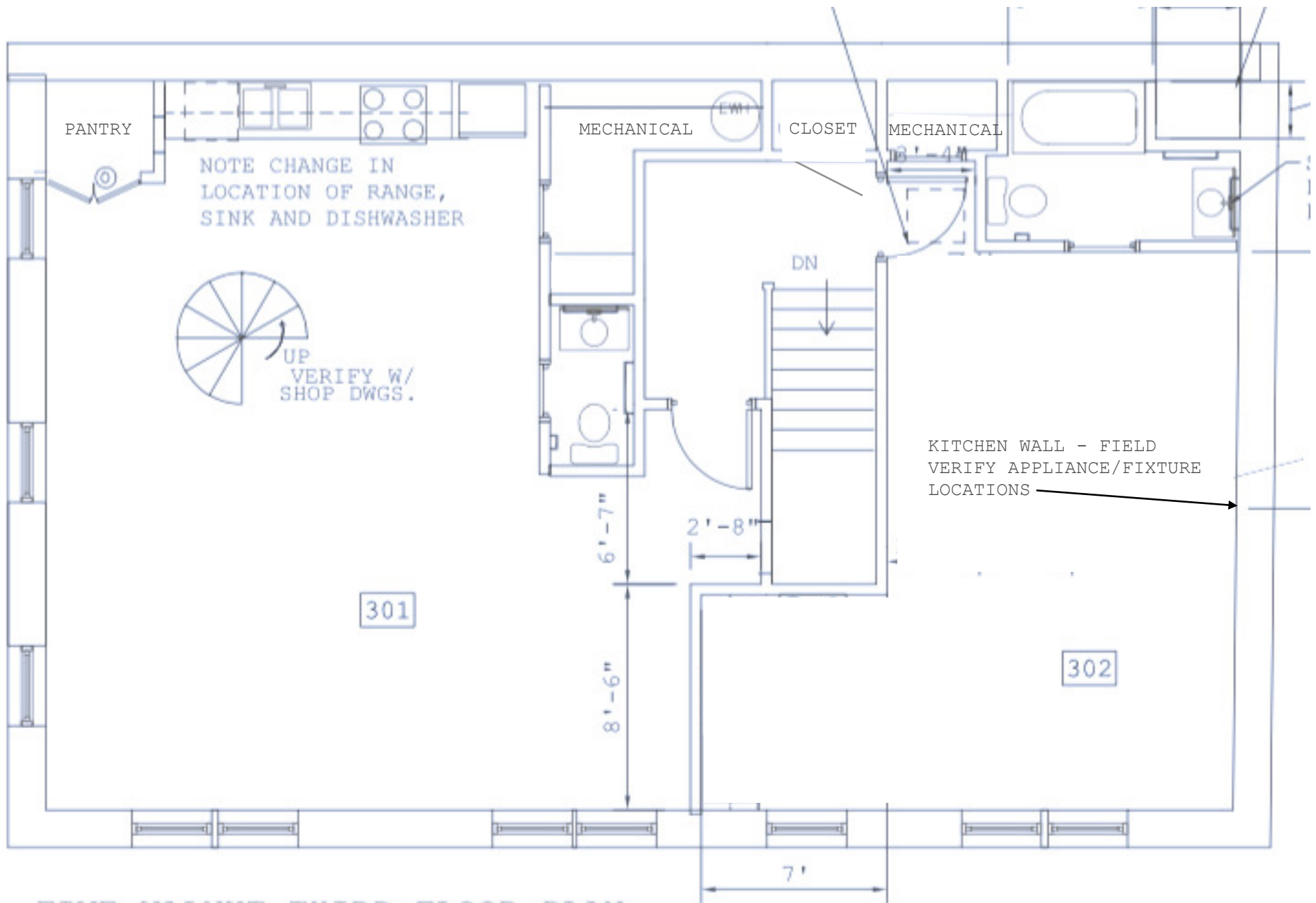
PROJECT NORTH



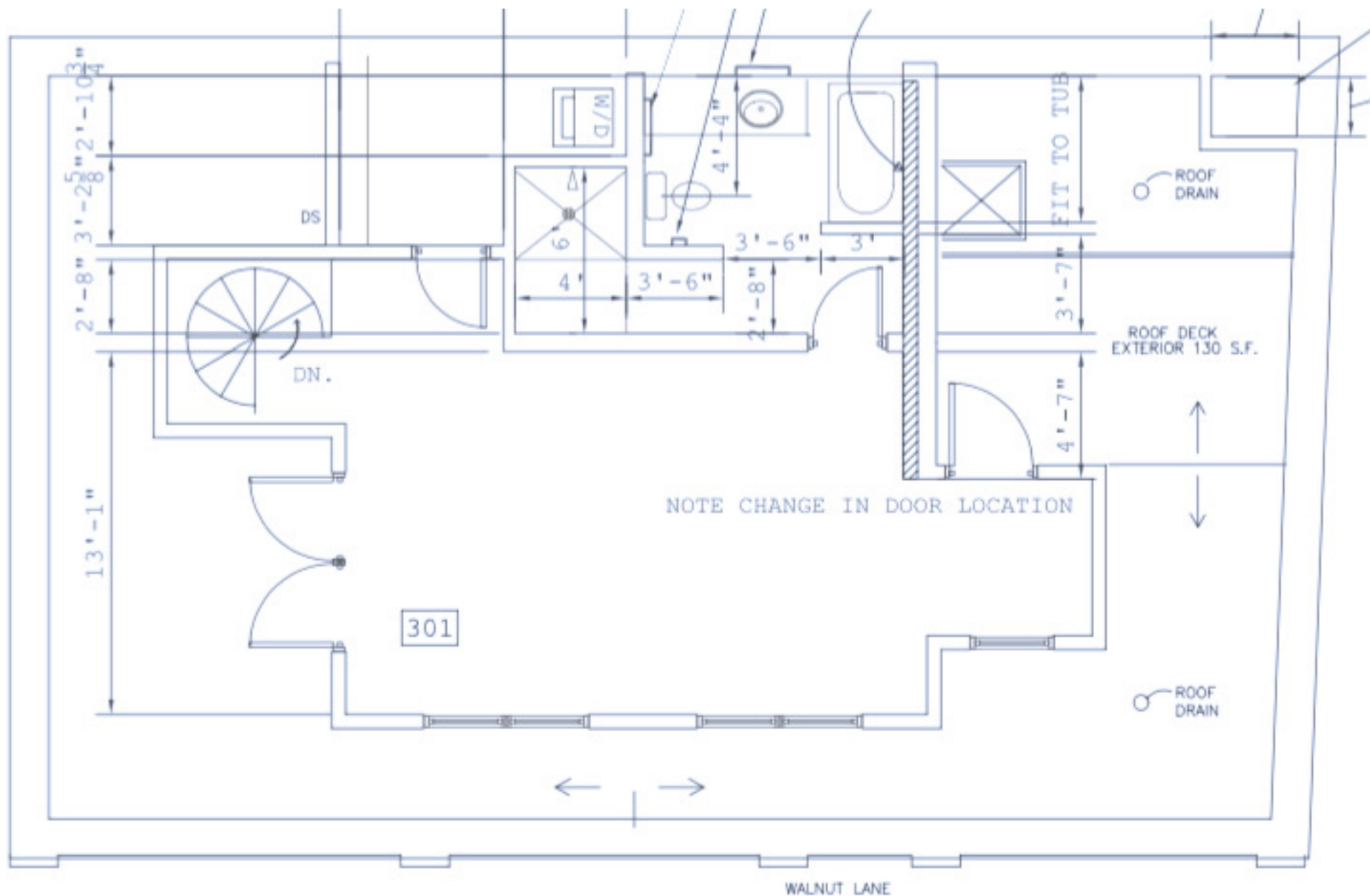
----- 30 MIN. RATED WALL



FIVE WALNUT SECOND LEVEL FLOOR PLAN



FIVE WALNUT THIRD FLOOR PLAN



FIVE WALNUT PENTHOUSE (FOURTH) LEVEL FLOOR PLAN

RETAILER MAP

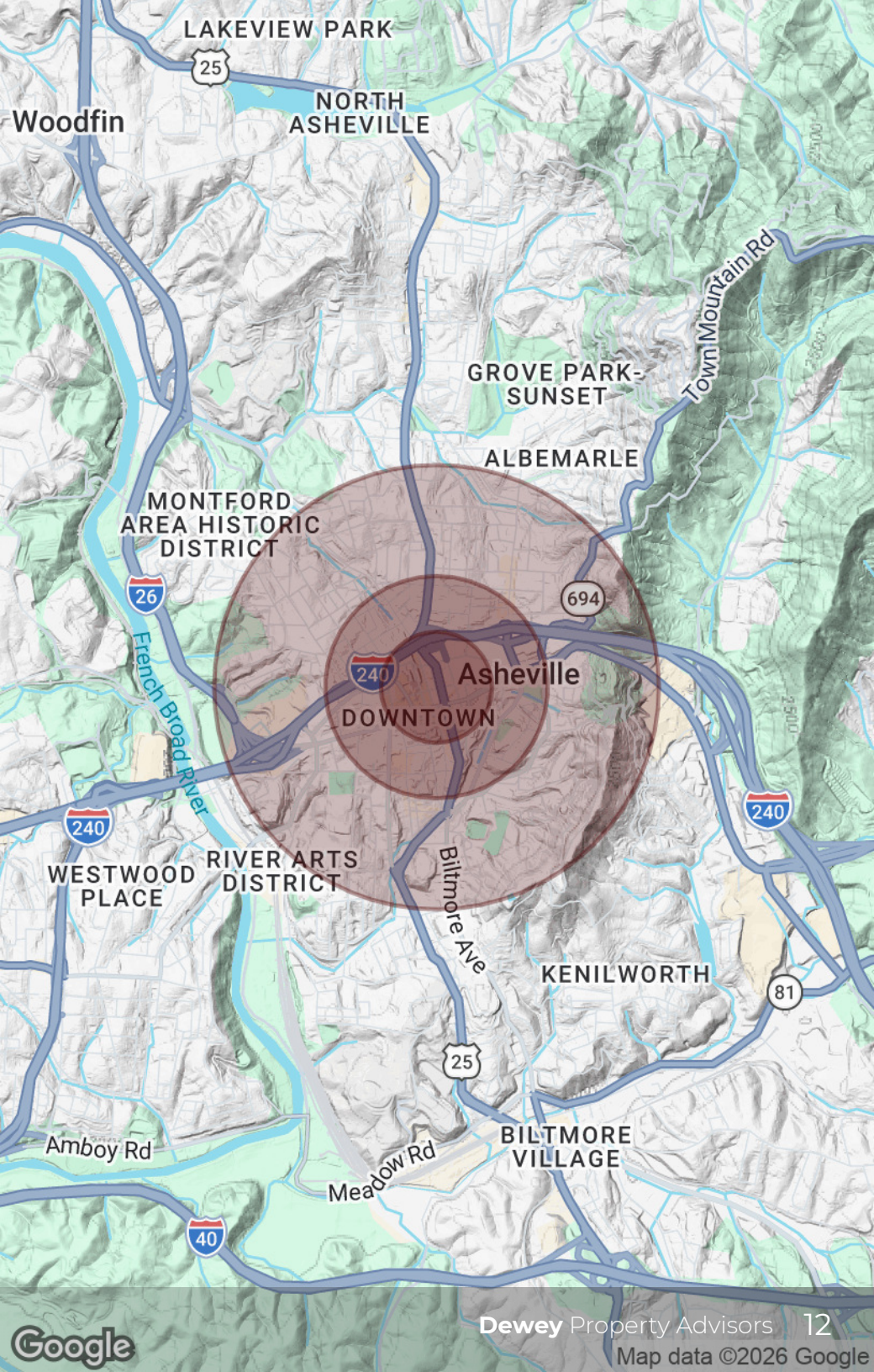


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	634	2,527	8,480
Average Age	52.1	44.8	43.5
Average Age (Male)	51.8	46.9	45.5
Average Age (Female)	56.6	46.2	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	297	1,147	3,959
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$60,227	\$78,961	\$86,418
Average House Value	\$849,131	\$673,663	\$584,508

2023 American Community Survey (ACS)





Dewey Property Advisors

5 WALNUT WINE BAR & CONDOS

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