

# FOR SALE

Chelsea's Restaurant & Event Center

THE  
REAL  
ESTATE  
CENTER

**A Premier, Standalone Dining and Event Venue Perfectly Positioned Between Asheville, Brevard, and Hendersonville.**



**COMMERCIAL OPPORTUNITY AVAILABLE**

# 470 Brickyard Rd, Etowah, NC 28729

This is a rare opportunity to acquire a purpose-built, independent restaurant and event venue in a growing Western North Carolina market, with strong regional accessibility, multiple income stream potential, and the ability to operate entirely independent of adjacent uses.

## EXECUTIVE SUMMARY

Chelsea's Restaurant and Event Center is a standalone hospitality and event facility offered for sale at \$2,350,000, situated on approximately 4± acres in Etowah, North Carolina, perfectly positioned between Asheville, Brevard, and Hendersonville. The property is being conveyed as a portion of a larger parcel, with final acreage and boundaries to be determined by a seller-provided survey and recorded under the applicable Henderson County GIS PIN.

The offering includes approximately 6,000 square feet of restaurant and event space, designed to support a wide range of commercial uses including dining, private events, weddings, and corporate functions. The facility features a 1,000± square foot commercial kitchen, allowing for full food service operations and catering flexibility.

In addition to the interior space, the property offers a dedicated outdoor event area accommodating up to 150 guests, expanding capacity and providing additional revenue opportunities through seasonal and private event programming. The site's acreage allows for ample parking, outdoor functionality, and future operational flexibility.



## PROPERTY SUMMARY

PRICE **\$2,350,000**

LAND AREA **±4 acres**

BUILDING TYPE

**Commercial, Hospitality,  
Event Space**

PARKING

**Onsite - approximately 50+  
parking spaces**

PROPERTY TAXES **TBD**

ZONING PROFILE **Zoned R-1**

R-1 zoning is a low-density residential designation intended primarily for single-family detached homes, with limited accessory uses and restrictions on commercial activity.

### PROPERTY DETAILS:

Total Kitchen Square Footage: **6,000 SF**

Kitchen Size: **1,000 SF**

Outdoor Event Center: **Holds  
150 People**

Year Built: **1989**

Roof Covering: **Membrane**

Ceiling Height: **Unknown**

Heat: **100% Forced Air**

Zoning: **Zoned R-1**

Flood Plain: **No**

Trash System: **TBD**

Utilities: **Water and sewer**

PIN #: **Portion of 9529-41-9877**

Taxes: **TBD**

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— CENTER —

## GENERAL DESCRIPTION

Chelsea's Restaurant and Event Center is a thoughtfully designed hospitality property that offers restaurateurs the rare advantage of combining day-to-day dining operations with dedicated event and private-function space.

The building's layout supports a full-service restaurant experience while seamlessly accommodating weddings, celebrations, and group gatherings—both indoors and outdoors. The surrounding acreage provides a sense of openness and arrival that enhances the guest experience, while the outdoor event area creates natural expansion for seasonal programming and private bookings.

For an owner-operator, this property presents an opportunity to grow revenue beyond traditional restaurant hours and build a destination that serves both local patrons and regional guests.





**Chelsea's Restaurant & Event Center**

## INVESTMENT HIGHLIGHTS

- Standalone Restaurant & Event Property—Independent hospitality asset offering full operational and branding control.
- Restaurant + Event Revenue Model—Designed to support daily dining alongside private events and catering.
- Indoor & Outdoor Event Capacity—Flexible event spaces, including an outdoor area accommodating up to 150 guests.
- Perfectly positioned between Asheville, Brevard, and Hendersonville.
- Ample Acreage & Parking—Approximately 4± acres allow for parking, outdoor use, and future flexibility.
- Turnkey Kitchen & Buildout—Existing commercial kitchen and improvements reduce startup and transition costs.

## LOCATION

### ADDRESS

470 Brickyard Rd, Etowah, NC 28729

### GPS COORDINATES

Latitude: 35.32438° N  
Longitude: -82.60270° W

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## FOR MORE INFORMATION

Please contact Jay Lurie or Scott Carter at The Real Estate Center Asheville.  
159 South Lexington Ave., Asheville, NC 28801



**JAY LURIE**  
**BROKER | REALTOR®**  
Jay.Lurie@RECenter.com  
c: 828.216.8462  
RECenter.com



**SCOTT CARTER**  
**OWNER, BROKER | REALTOR®**  
ScottCarter@RECenter.com  
c: 828-215-9701  
RECenter.com



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