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300 Executive Park
Asheville, NC 28801
828 210 3940 tel
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39 North Lexington Avenue, Unit 2
Asheville, North Carolina 28801

Property Highlights

- +/- 3,714 SF creative space in downtown Asheville.
- Currently operating as Sweet Peas Hostel.
- Flexible layout supporting office, hospitality, live/work or other potential uses.
- Exposed brick, hardwood floors, natural light and high ceilings throughout.
- Large open common areas ideal for collaborative or guest use.
- Multiple bathrooms, showers, and full kitchen infrastructure in place.
- Walkable location in the heart of downtown Asheville.
- Garage Condo available for separate purchase.

Offering Summary

Sale Price:	\$1,800,000
Condo Size:	+/- 3,714 SF
Zoning:	CBD Zoning
Use:	Flexible Use / Adaptive Reuse



For More Information



Chris Mansfield

Commercial Broker

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Property Overview

39 N Lexington Ave, Unit 2 presents a rare opportunity to acquire a character-rich, flexible-use space in the heart of downtown Asheville. Currently operating as Sweet Peas Hostel, the property offers a unique layout with expansive common areas, multiple private rooms, and existing kitchen and full bath infrastructure already in place.

Exposed brick, hardwood floors, and abundant natural light create an authentic environment well suited for creative office, boutique hospitality, live/work, or wellness-oriented concepts. Located in one of Asheville's most desirable and walkable corridors, the property offers a compelling opportunity for an owner-user or investor seeking a distinctive downtown asset.

Potential Use Cases:

Creative Office / HQ - Ideal for design firms, agencies, or collaborative workspace users seeking a space with unbeatable character and location.

Boutique Hospitality - Currently configured for hostel use with infrastructure in place for continued or alternative lodging concepts.

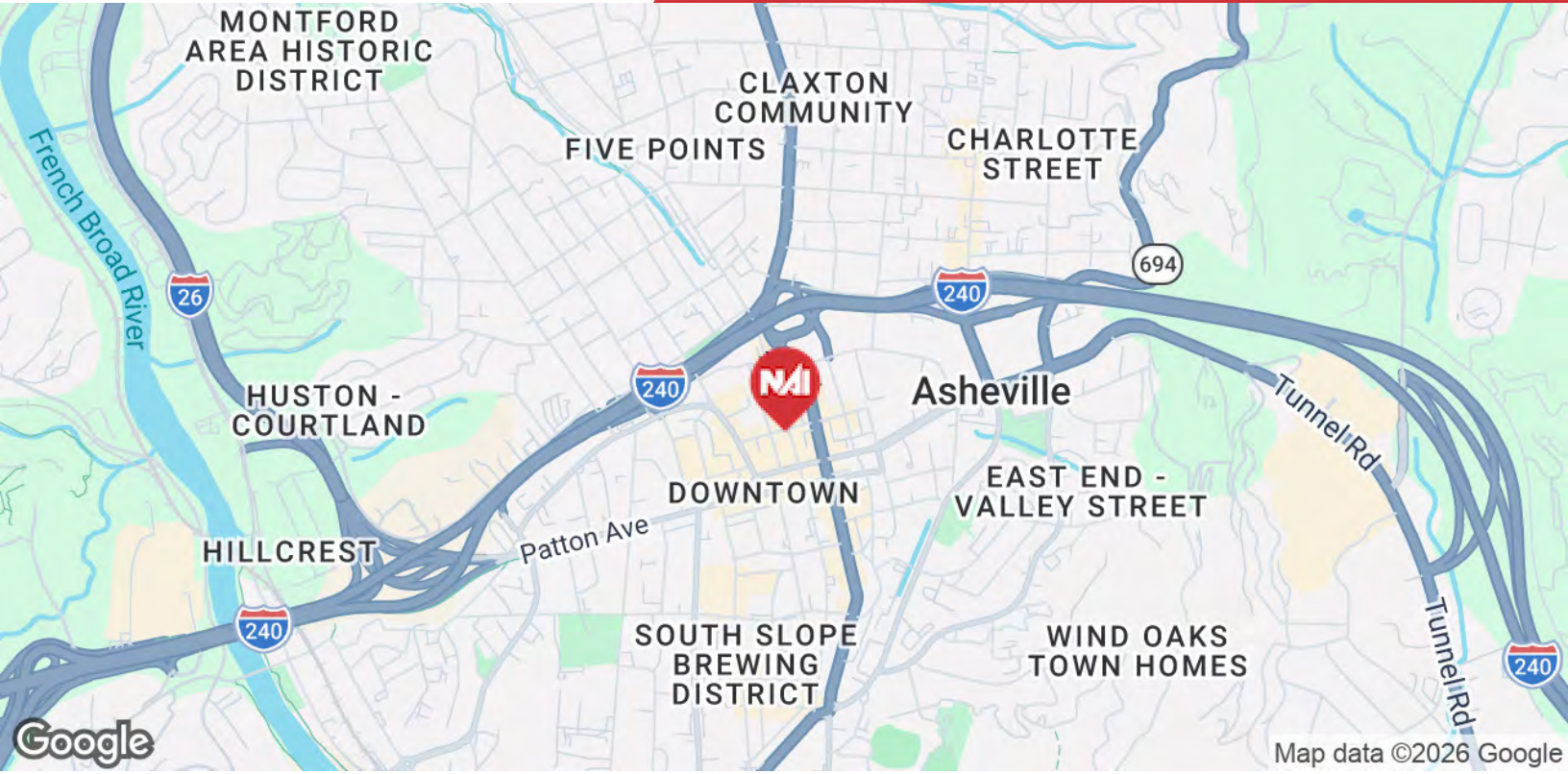
Wellness / Membership - Well suited for wellness, retreat-based, or private membership uses.

Live / Work - Potential for unique residential or live/work conversion (subject to condo documents and zoning).



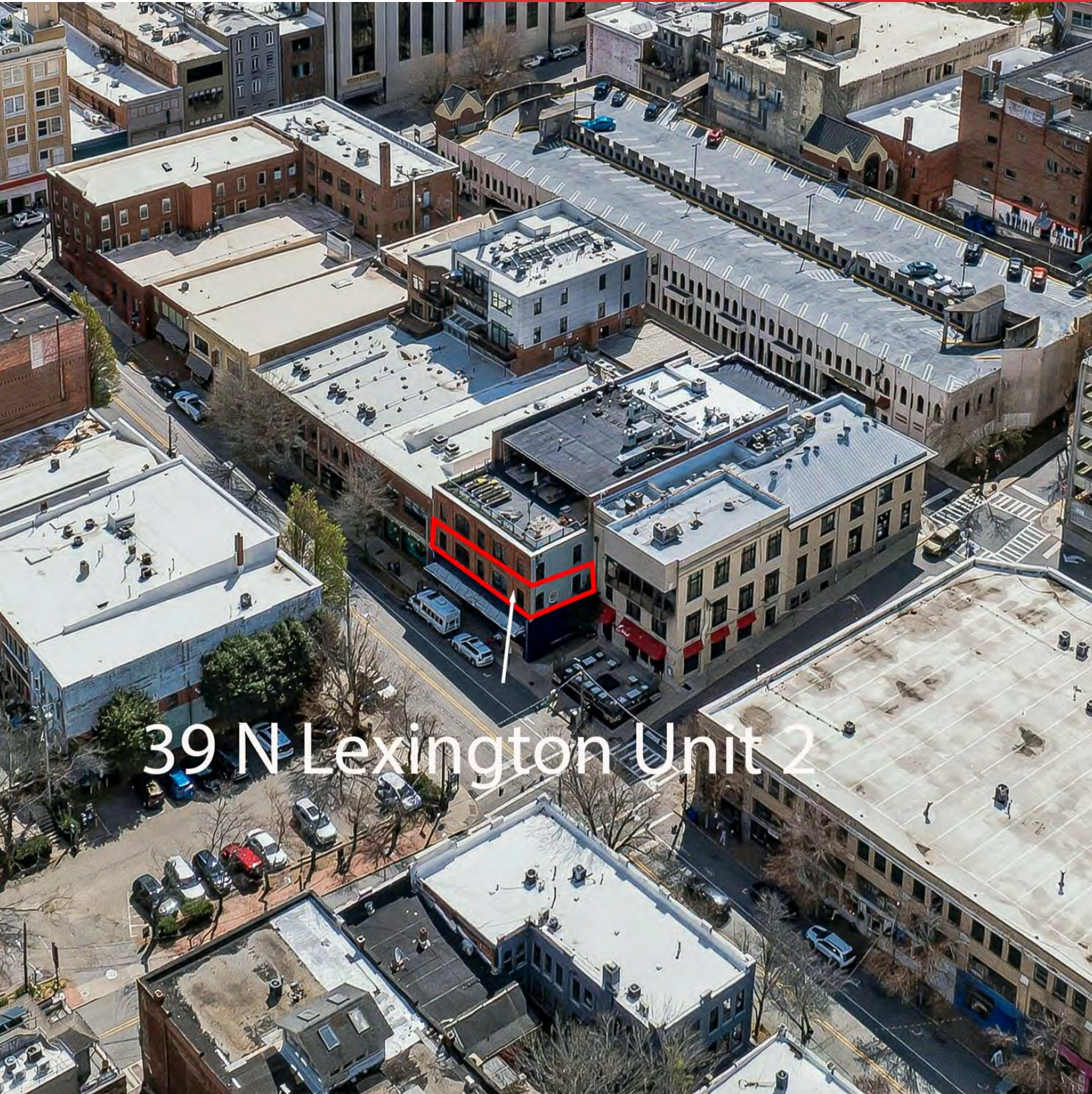
CBD Zoning

Central Business District (CBD) zoning permits a wide range of commercial, residential, and hospitality uses, supporting diverse owner-user and redevelopment strategies in a highly walkable downtown location.



For Sale

Downtown Asheville Creative Asset
3,714 SF | Adaptive Reuse Opportunity



39 N Lexington Unit 2

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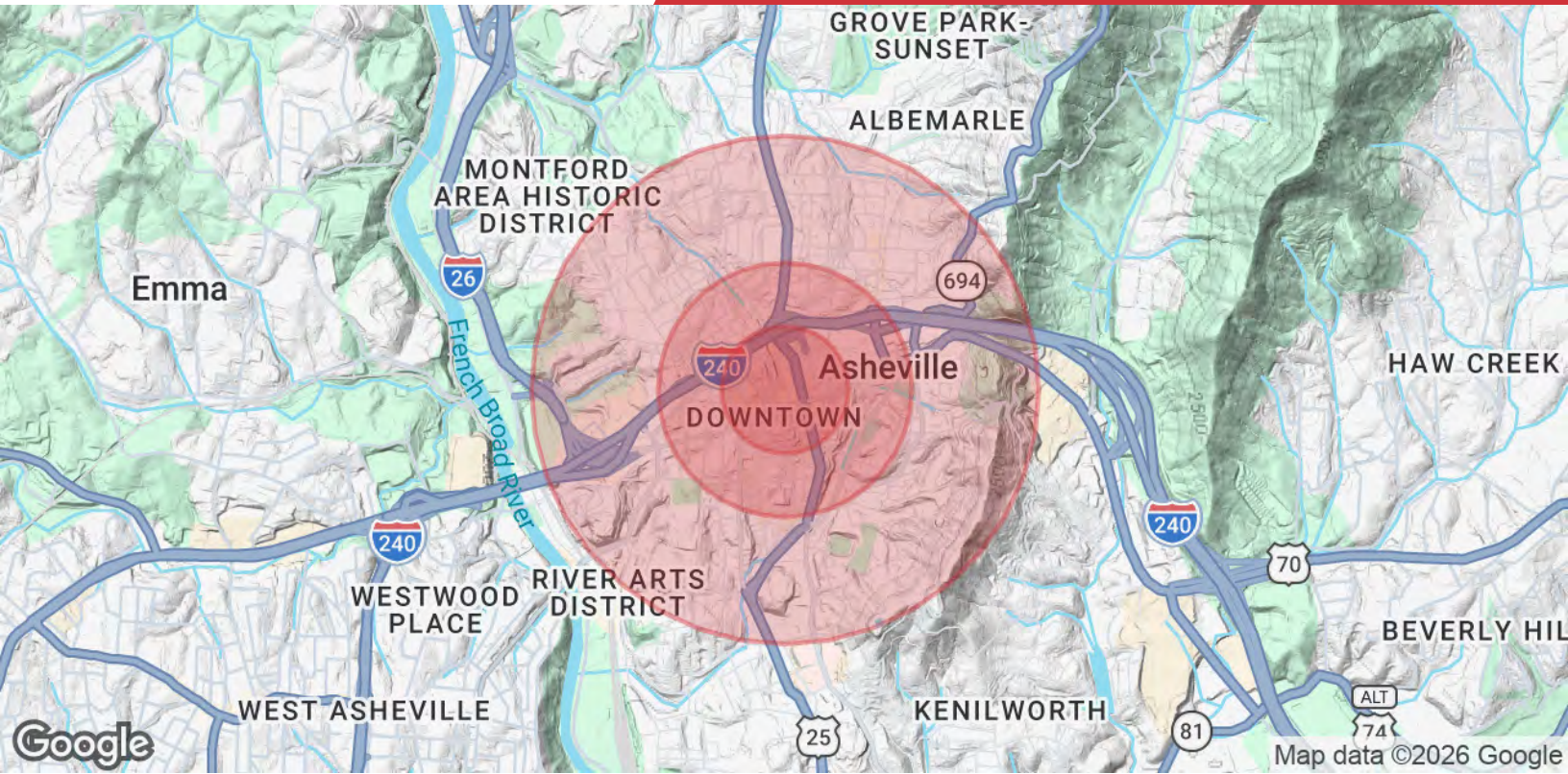
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	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	638	2,535	8,457
Average Age	53.9	45.2	43.6
Average Age (Male)	53.5	47.4	45.8
Average Age (Female)	58.4	46.7	42.5
Households & Income			
Total Households	317	1,151	3,959
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$56,946	\$78,751	\$84,992
Average House Value	\$840,859	\$680,778	\$576,234

2023 American Community Survey (ACS)



39 N Lexington Unit 1

Fully Equipped Brewery / Restaurant Available NOW! The retail condo at 39 N. Lexington Avenue in Asheville, NC, offers a unique opportunity for a new owner seeking a versatile commercial property in the heart of downtown. Constructed in 1916, this historic building features a brick facade and has housed various businesses over the years, including the Oscar Blues Brewery and Bold Rock Hard Cider/Taproom.

More Information: www.loopnet.com/listing/39-N-Lexington-Ave-Asheville-NC/37315703

Listing Broker: Jay Lurie



23 Rankin Ave Unit 301

Discover this stunning industrial-modern loft in the heart of downtown Asheville, where historic character and modern design come together with a true sense of place. Located in the iconic T.S. Morrison building, this fully one of a kind residence offers an authentic urban experience just steps from Asheville's renowned dining, music and art scene.

More Information: 23rankinavenue301.allentate.com

Listing Broker: Glenn Haden



23 Rankin Ave Unit 302

Crowned by its epic, one-of-a-kind outdoor space, there will never be another Downtown Asheville residence like this one. Peacefully elevated away from city thoroughfares the property offers surprising privacy, just steps from world-class cuisine and entertainment. City-center yet tucked away in privacy, this exceptional offering delivers an elevated urban lifestyle wrapped in timeless character. Accessed via the distinctly European feel of one-way Rankin Avenue, your Asheville secret hideout awaits.

More Information: 23rankinavenue302.allentate.com

Listing Broker: Glenn Haden



Chris Mansfield

Commercial Broker

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Professional Background

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to intelligently navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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