



Historical Downtown Mountain Resort Community

870 Main St, Blowing Rock, NC 28605



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Historical Downtown Mountain Resort Community

\$4,500,000

NEWLY RENOVATED, 3-story, 6,207 Sq. Ft. Multi-Purpose Commercial (Restaurant)/Residential Building (11 Bedrooms Marble Bathrooms) at 870 Main Street in picturesque Downtown Blowing Rock, North Carolina, presents exceptional income and investment opportunity w a 6.75% Cap Rate! Crafted with meticulous attention to detail, boasting over \$3,500,000 in renovations in 2024, this property radiates elegance with its fresh, professional décor, new furnishings, & new smart T.V.s in every room. New lighting, ceiling fans, and appliances. The building has three floors. The first floor is a restaurant, the second floor is a home with 5 bedrooms a laundry room, and the third floor is another separate house w 6 bedrooms. Each floor has large private deck

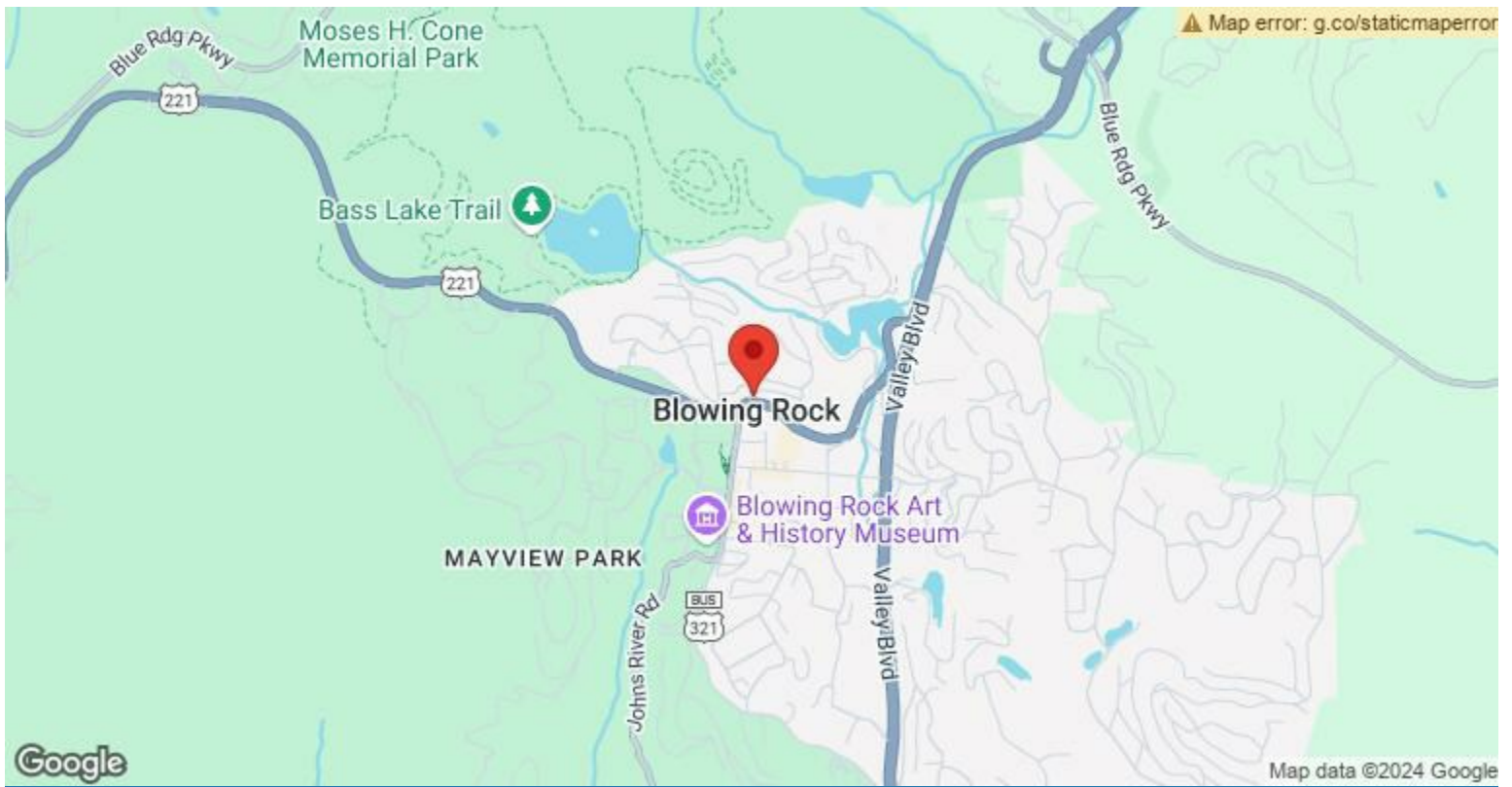
- Newly Renovated Building Inside and Out! Located in the Heart of Downtown Blowing Rock NC. Ample Parking w/ 11 Bdrms for personal or income producing.



Price:	\$4,500,000
Property Type:	Retail
Property Subtype:	Restaurant
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	6.75%
Lot Size:	0.39 AC
Gross Building Area:	6,207 Sq. Ft.
No. Stories:	3
Year Built:	1940
Tenancy:	Multiple
Parking Ratio:	3.06/1,000 SF
Zoning Description:	BR-CB
APN / Parcel ID:	2807-98-4866-000
Completely Renovated:	October 2023

Major Tenant Information

Tenant	SF Occupied	Lease Expired
The Social on Main Restaurant	-	



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Property Photos



2nd Floor New Jacuzzi



Front Right Exterior Photo

Property Photos



Front Exterior Photo



3rd Floor Kitchen Open to Family Room

Property Photos



2nd Floor Marble Kitchen Island with AMAZING LIGHTS!



Right Side of Building with Parking Lot

Property Photos



Property Photos



2nd Floor Entrance



3rd Floor Top Parking Lot

Property Photos



Top 3rd Floor Parking Lot



2nd Floor Main Entrance

Property Photos



2nd Floor Main Entrance



2nd Floor Root Top Jacuzzi

Property Photos



Property Photos



Hand Made Wooden Table with Resin Made in Turkey



2nd Floor Bedroom

Property Photos



Property Photos



2nd Floor Bedroom



Bronze Indian Statue

Property Photos



Property Photos



Gas Grill Outdoors



Bedroom

Property Photos



Gas Stove on Each Floor



Amazing Hand Built Table in Dining Room

Property Photos



3rd Floor Bedroom



3rd Floor Bedroom

Property Photos



Property Photos



3rd Floor Bathroom



3rd Floor Bedroom

Property Photos



3rd Floor Bedroom



3rd Floor Deck with Gas Grill

Property Photos



Large Roof Top Decks



Gas Grill

Property Photos



Gas Grill



Exterior Roof Top Deck

Property Photos



Roof Top Jacuzzi



2nd Floor Kitchen

Property Photos



2nd Floor Family Room



Laundry Room

Property Photos



Outdoor Seating Area



Outdoor Seating Area

Property Photos



2nd Floor Entrance



Estimated areas
GLA FLOOR 1: 2055 sq. ft, excluded 231 sq. ft.
Total GLA 2055 sq. ft, total scanned area 2286 sq. ft

NOT TO EXACT SCALE - DIMENSIONS ARE APPROXIMATE

Property Photos



Estimated areas
GLA FLOOR 1: 2096 sq. ft, excluded 1357 sq. ft
Total GLA 2096 sq. ft, total scanned area 3453 sq. ft

NOT TO EXACT SCALE - DIMENSIONS ARE APPROXIMATE



Estimated areas
GLA FLOOR 1: 2056 sq. ft, excluded 718 sq. ft
Total GLA 2056 sq. ft, total scanned area 2774 sq. ft

NOT TO EXACT SCALE - DIMENSIONS ARE APPROXIMATE

Property Photos



3rd Floor 3D Floor Plan



2nd Floor 3D Floor Plan

Property Photos



Property Photos

