



39 N Lexington Unit 5

37 North Lexington Avenue Unit 5
Asheville, North Carolina 28801

Property Highlights

- Only available for purchase in conjunction with one of the other Morrison or Rankin Press condo units owned by the seller.
- Currently used as a garage / storage.
- Flexible use potential.

Property Overview

This ground-level condo presents a rare opportunity to control a highly flexible space within one of downtown Asheville's most prominent buildings. With direct street frontage and interior building access, the unit offers a level of functionality and versatility that is difficult to find in the urban core. Currently configured as a garage/storage suite, the space is positioned to serve as private parking, storage, or operational extension for nearby office or retail users. Alternatively, its layout and zoning allow for a wide range of adaptive uses ranging from boutique retail or creative studio space to unique concepts such as a speakeasy or private lounge.

Offering Summary

Sale Price:	\$432,400
Condo Size:	+/- 806SF
Zoning:	CBD
Use:	Garage / Adaptive Reuse

Demographics 0.25 Miles 0.5 Miles 1 Mile

Total Households	315	1,143	3,951
Total Population	635	2,522	8,432
Average HH Income	\$56,243	\$78,788	\$84,851

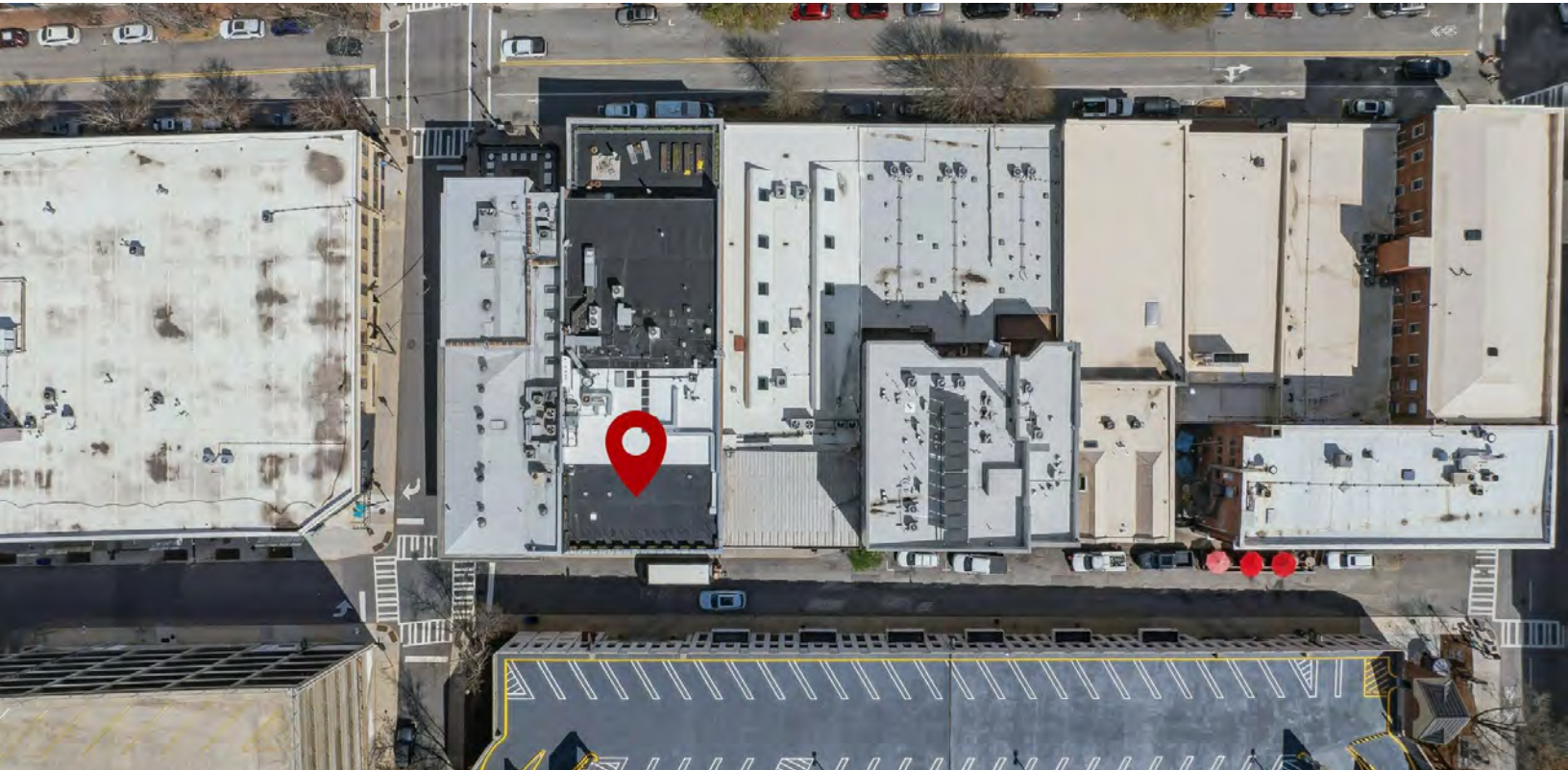
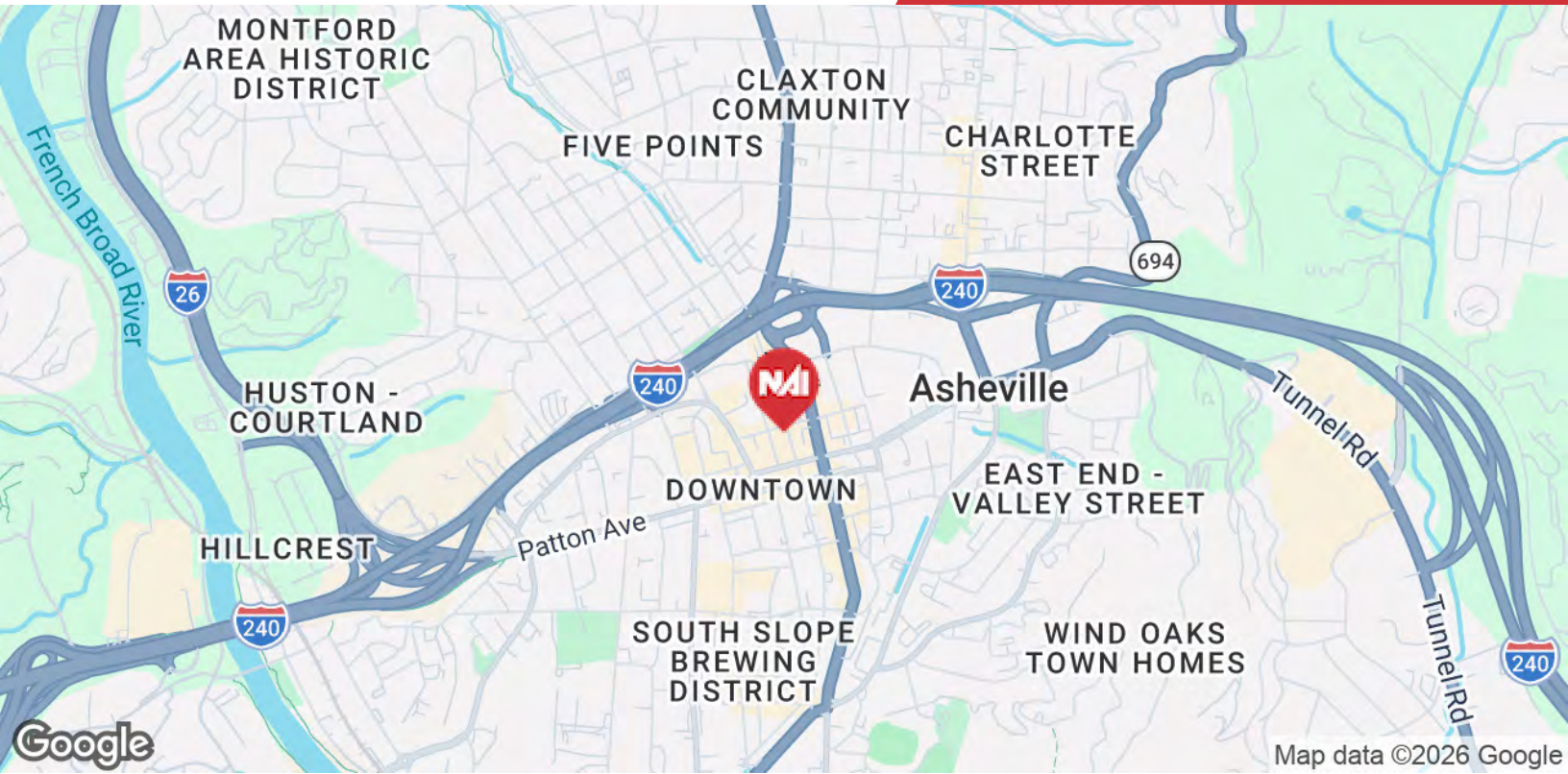
For More Information



Chris Mansfield

Commercial Broker
C: 845 699 3340
cmansfield@naibevery-hanks.com | NC #340236

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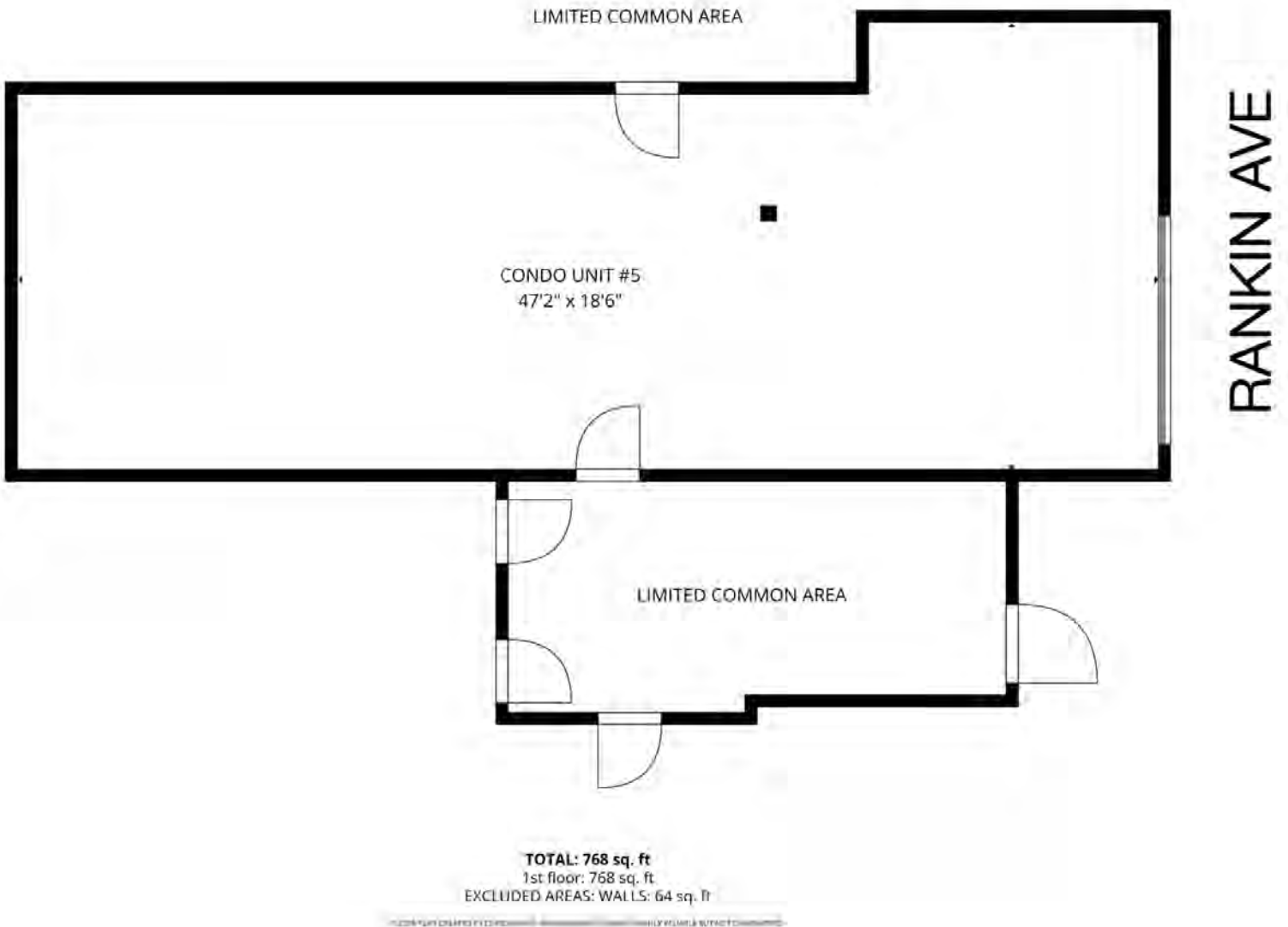
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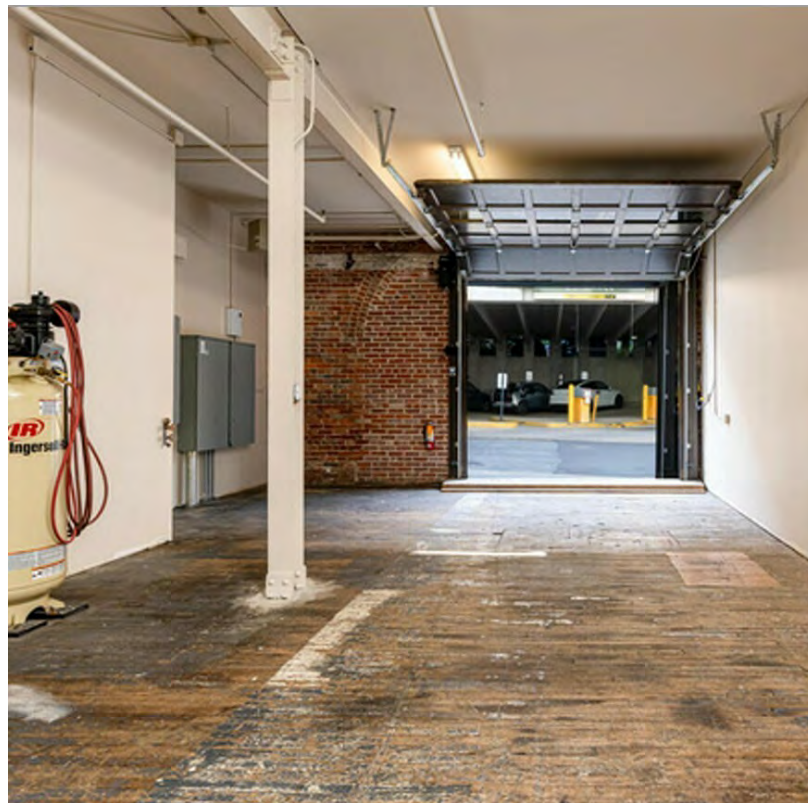
300 Executive Park
Asheville, NC 28801
828 210 3940 tel
naibeverly-hanks.com



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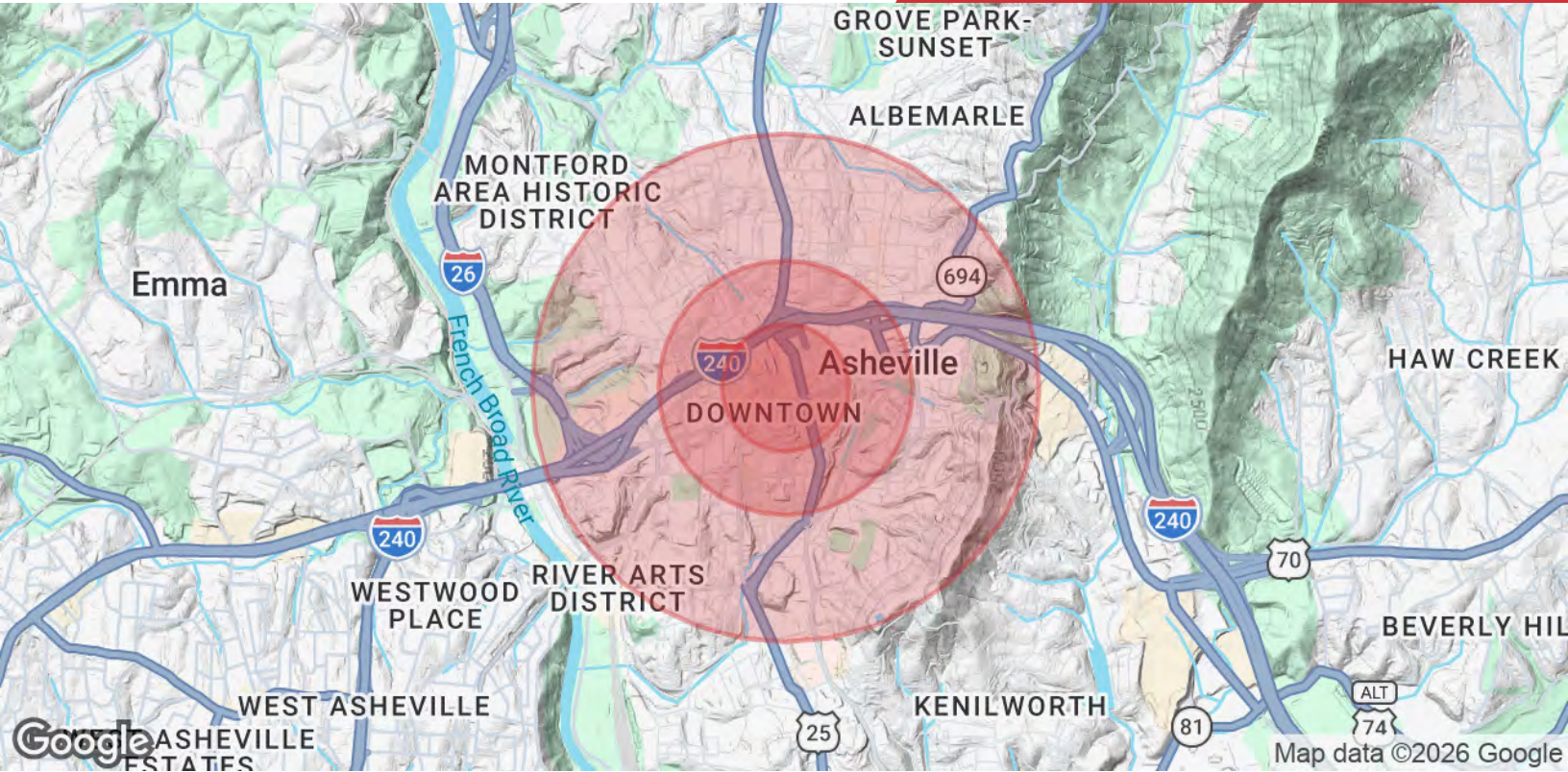
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	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	635	2,522	8,432
Average Age	54.1	45.3	43.7
Average Age (Male)	53.5	47.5	45.9
Average Age (Female)	58.7	46.8	42.6
Households & Income			
Total Households	315	1,143	3,951
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$56,243	\$78,788	\$84,851
Average House Value	\$844,863	\$676,932	\$575,528

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

cmansfield@naibevery-hanks.com

Direct: 845.699.3340 | Cell: 845.699.3340

NC #340236

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.

NAI Beverly-Hanks
300 Executive Park
Asheville, NC 28801
828.210.3940