

THE LEADER BUILDING |

10 PATTON AVENUE ASHEVILLE, NORTH CAROLINA 28801



\$4,400,000 | 9,792 SF | BUILT IN 1910 | MIXED-USED RESIDENTIAL/COMMERCIAL



3,741 SF APARTMENT



2,500 SF RESTAURANT



2,511 SF BREWERY

Prime opportunity with the meticulously updated 1910 historic Leader Building. The upper level features a spacious and elegant 3,741 SF 3 bedroom, 3.5 bath apartment. Designed with expansive living areas with high ceilings, abundant natural light, a mountain view, and high-end kitchen, this residence provides a perfect blend of character & modern comfort, plus plenty of storage room. The

main & lower levels are occupied by well-established tenants Farmburger and One World Brewery with a long-term lease. Every detail has been thoughtfully updated, from the beautifully preserved architectural elements to the energy efficient systems throughout the building. This property presents a rare opportunity to own a piece of Asheville's history while benefiting with an income stream.

BURNS ALDRIDGE | HURLEY & ASSOCIATES REAL ESTATE

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THE APARTMENT
SECOND LEVEL | 3 BEDROOMS, 3.5 BATHS
3,741 SF

The upper-level interior is a 3,741 ft³ BR 3-1/2 BA apartment (not a deeded condominium) with a large common area, select white oak floors, ebony stained cabinetry and trim, finished steel appointments designed to complement exposed structural steel, round duct suspended beneath exposed rafters, two Trane rooftop mounted HVAC units, higher end appliances, and a vented NG fireplace.

The residence has a large laundry / utility area adjacent to the kitchen with ample storage and a “workshop / storage” room which could be converted to a small additional bedroom. The master bath double shower is a 50 X 74 insulated tiled steam rated environment served by a Steam Mist steam generator. Endless hot water is delivered by a Rinnai 199K BTU tankless appliance positioned in the utility room.

A remotely controlled black-out roller shades system is fitted to the interior window casings.

Lighting fixtures (entry stairwell and dining area) and steel appointments: Custom designed and fabricated by Perdue Studios, Swannanoa, NC

Two original roof mounted wired glass sky lights remain previously covered. We are informed these roof top mounted lights have “Grandfathered status”, and therefore can be exposed and restored, or replaced with a same size appurtenance.

Appliances: Bosch dishwasher, Speed Queen (USA) top load washer and natural gas dryer, Viking natural gas cooktop / griddle combination, Vent-A-Hood exhaust system, Viking electric wall oven, Viking microwave, G.E. and Haier refrigerators.

Entrance to Suite 200 (apartment) and Suite 002 (basement brewery) is by way of the adjoining alley.

Stairs to the apartment entrance are illuminated by a custom fabricated steel chandelier and motion activated tread lamps. Windows are positioned on the North and East elevations. The interior finish has an industrial design element appropriately blending with the Victorian era architecture. 8 ft half arched privacy glass doors and 8 ft arched double sash windows extend prominently through the space.

The apartment operates with some “smart technology” installed and programmed for remote systems operation. 3 Cameras at stairs and door entrance, door lock, roof hatch lock.

The apartment is furnished with two kings, one queen, one twin trundle, and one twin rolling bed. The hospitality linen stock is all white cotton with multiple spares - set up for lodging rentals and to accommodate efficient laundry service.

Parking: We typically unload groceries from the Patton Ave curb at Aria. Other options are the designated curbside 20-minute loading spaces. Covered parking is arranged with the city in the Civic Center deck for \$110.00 per month. There are other more convenient monthly options.

Owners enjoy the space occasionally and selectively offer rentals. Corporate housing and event / meeting space is a source of revenue due to the sprawling common area and 47 ft. wide street scape view. Comprehensive files of project drawings, details of prior ownership, historical data, and operations and maintenance manuals are retained for this property.



**FARM BURGER |
MAIN LEVEL RESTAURANT**
2,852 SF | 611 SF OUTDOOR DINING
Long-term established tenant

“Farm Burger is defined by its mission, its farms, its team, and its family. In 2008 our cofounders: Jason Mann (an organic farmer + rancher) and George Frangos (a hospitality veteran) gathered around a single idea: redefine the burger by bringing together a community of ranchers, farmers, chefs, restaurateurs and eaters.”
farmburger.com



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**ONE WORLD BREWING |
BASEMENT BREWERY AND TAPROOM**
2,511 SF
Long-term established tenant

“Hidden three flights below Downtown Asheville,
lives and breathes our original speakeasy location.
Enter into the hobbit hole through our secret en-
trance, and quickly lose track of the day, week, or
year. Sip on beers from our original brew tanks while
catching a small show or playing Sjoelbak games.”
oneworldbrewing.com



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10 PATTON AVENUE | THE LEADER BUILDING HIGHLY DESIRABLE DOWNTOWN ASHEVILLE LOCATION



Located in the vibrant heart of Asheville, North Carolina, 10 Patton Avenue is a mixed-use commercial and residential building that offers the perfect blend of city living and cultural immersion. Built in 1910 and meticulously restored, this building provides a prime location and stands as a testament to Asheville's rich architectural heritage.

Steps away from the city's best restaurants, bars, galleries, and retail, including:

The Asheville Art Museum
Kimpton Hotel Arras
The French Broad Chocolate Lounge
Pack Square Park
Mast General Store

Curate
Posana
Rhubarb
Blue Spiral Gallery
Wicked Weed