

1240 Brevard Rd



Two Rental Units in 7,417 SF Retail Center Offered at \$2,450 NNN & \$1,750 NNN

- Located across the street from Discount Shoes and down the road from popular Asheville Outlets on busy and developing Brevard Rd
- Two of four commercial units are vacant and ready for lease; 2400 SF and 1755 SF
- Neighbors the French Broad River, Bent Creek and the NC Arboretum



Commercial center on busy Brevard Road



Property and adjacent land parcel is also available for sale



2400 SF Unit 2 was formerly occupied by the cycling shop but is now ready for lease



1755 SF Upper Unit 4 with ground level entrance from back parking lot



Property is located across the street from popular Discount Shoes and neighbors French Broad River, Bent Creek and NC Arboretum



Property sits on developing Brevard road, down the street from Asheville Outlets

Property Details

Four unit commercial center on high growth commercial corridor, Brevard Rd. Directly across the street from Discount Shoes and near Asheville Outlets. The property also neighbors the French Broad River, Bent Creek, and NC Arboretum. Two of the four units are occupied by a bicycle shop and a hair salon. A 2400 SF retail unit is available for \$2,450/month and a 1755 SF unit above the bike shop is available for \$1750/month. The unit above the bike shop has potential for live/work and can be accessed at the ground level from the rear parking lot. Units separately metered for gas and electric.

The property is also available for sale at \$675,000 along with the adjacent land parcel behind 1240 Brevard Rd, at \$300,000.

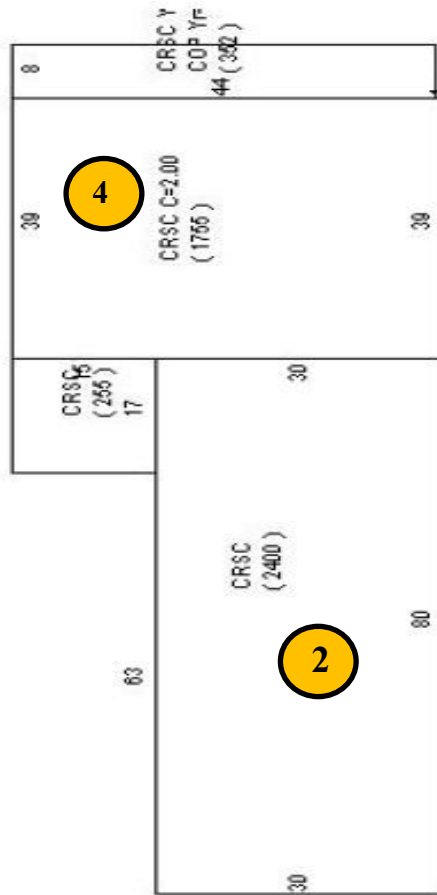


TICAM Expenses

Taxes	\$3,005
Landscape	\$932
Insurance	\$1,345
Garbage	\$700
Common Area Utilities	\$360
TICAM / SF	\$0.90



Ground level back entrance →



Brevard Road →

Section	SqFt	# Stories
RETAIL CLASS C	255	1
OPEN PORCH	352	1
RETAIL CLASS C	3,510	2
RETAIL CLASS C	352	1
RETAIL CLASS C	2,400	1

Unit Two: 2400 SF at \$2,450/month, NNN

Unit 4: \$1755 SF at \$1750/month, NNN

Cross Property Client Full

1240 Brevard Road, Asheville NC 28806-9547

MLS #: 3413222	Category: Commercial	Parcel ID: 9626-72-6669-0000	List Price: \$2,450
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$476,900	Zoning Desc:	
Zoning: CS		Deed Reference: 1834-735	
Road Front:		Cross Street:	
Legal Desc: JEFFERSON ASSOCIATES, INC 1		Flood Plain: No	
Approx Acres: 0.60	Approx Lot Dim:	Elevation:	
Comm Loc: Freestanding			



General Information

Type: **Retail Center**
 Secondary Type: **Showroom/Office**
 Documents:
 Restrictions: **None**
 Restrictions Rmks: **None**

Listing Information

Trans Type: **For Lease**
 Sale/Lease Incl: **Building**
 In City: **No**
 \$/Acre: **\$4,083**
 Potential Income:

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1968**
 Construct Status:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units:
 # of Rentals:
 # of Stories: **1**
 Baths Total: **1.00**

Square Footage

Total: **2,400**
 Min Sqft Avail: **2,400**
 Max Sqft Avail: **2,400**
 Min Lse\$/Sqft: **\$12.25**
 Max Lse\$/Sqft: **\$12.25**
 Office Sqft:
 Warehouse Sqft:

Additional Information

Prop Fin: **Cash/Only, Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Features

Lake/Water Amenities: None	# of Docks:	# Drive In Doors:	Rail Service: No
Total Parking:			
Foundation: Slab			
Construction: Block			
Roofing: Fiberglass Shingle			
Access: Paved Road			

Utilities

Heating: Central, Individually Metered	Cooling: Central, Individually Metered
Utilities: City Sewer, City Water, Gas	

Association Information

Subject To HOA:	Subject to CCRs: No
Confirm Spcl Assess: No	Proposed Spcl Assess: No

Remarks

Public Remarks: **Retail space available for lease in a commercial center on growing/thriving Brevard Rd. Across the street from Discount Shoes. Two of the four units are occupied by a cycling shop and hair salon. There is currently another 1755 SF commercial unit above the bike shop that is also available for lease with ground level entrance. It is on separate gas and electric meters but shares a water meter with the other units. NNN lease. Property is also available for sale. Take 26 south to Brevard/191 and head south/west for about a mile and a half. Property will be on your left.**

Directions:

Listing Information

DOM: 21	CDOM: 21	Closed Dt:	Sr Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

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Cross Property Client Full

1240 Brevard Road, Asheville NC 28806-9547

MLS#: 3413305	Category: Commercial	Parcel ID: 9626-72-6669-0000	List Price: \$1,750
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$476,900	Zoning Desc:	
Zoning: CS		Deed Reference: 1834-735	
Road Front:		Cross Street:	
Legal Desc: JEFFERSON ASSOCIATES, INC 1		Flood Plain: No	
Approx Acres: 0.60	Approx Lot Dim:	Elevation:	
Comm Loc: Freestanding			



General Information

Type: **Showroom/Office**
 Secondary Type: **Office**
 Documents:
 Restrictions: **None**
 Restrictions Rmks: **None**

Listing Information

Trans Type: **For Lease**
 Sale/Lease Incl: **Building**
 In City: **No**
 \$/Acre: **\$2,917**
 Potential Income:

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1968**
 Construct Status:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units:
 # of Rentals:
 # of Stories: **1**
 Baths Total: **1.00**

Square Footage

Total: **1,755**
 Min Sqft Avail: **1,755**
 Max Sqft Avail: **1,755**
 Min Lse\$/Sqft: **\$12.00**
 Max Lse\$/Sqft: **\$12.00**
 Office Sqft:
 Warehouse Sqft:

Additional Information

Prop Fin: **Cash/Only, Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Features

Lake/Water Amenities: **None**
 Total Parking: # of Docks: # Drive In Doors: Rail Service: **No**
 Foundation: **Slab**
 Construction: **Block**
 Roofing: **Fiberglass Shingle**
 Access: **Paved Road**

Utilities

Heating: **Central, Individually Metered**
 Utilities: **City Sewer, City Water, Gas**
 Cooling: **Central, Individually Metered**

Association Information

Subject To HOA:
 Confirm Spcl Assess: **No**
 Subject to CCRs: **No**
 Proposed Spcl Assess: **No**

Remarks

Public Remarks: **Office/retail available for lease in commercial center on growing/thriving Brevard Rd. Has potential for live/work space with full kitchen and full bathroom. Across the street from Discount Shoes. Two of the four units are occupied by a cycling shop and hair salon. There is currently another 2400 SF main level commercial space that is also available for lease. NNN lease. Property Available for sale at \$675,000.**

Directions: **Take 26 south to Brevard/191 and head south/west for about a mile and a half. Property will be on your left.**

Listing Information

DOM: **21** CDOM: **21** Closed Dt:
 UC Dt: DDP-End Date: Closed Price: Slr Contr:
 LTC:

Prepared By: Scott Carter

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Cross Property Client Full

1240 Brevard Road, Asheville NC 28806-9547

MLS #: 3412096	Category: Commercial	Parcel ID: 9626-72-6669-0000	List Price: \$675,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$476,900	Zoning Desc:	
Zoning: CS		Deed Reference: 1834-735	
Road Front: 345		Cross Street:	
Legal Desc: .60 acres and all improvements as described in Buncombe County Deed Bk/Pg 1834/735		Flood Plain: No	
Approx Acres: 0.60	Approx Lot Dim:	Elevation:	
Comm Loc: Freestanding			



General Information

Type: **Retail Center**
 Secondary Type: **Showroom/Office**
 Documents:
 Restrictions: **None**

Restrictions Rmks: **None**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1968**
 Construct Status:
 Construction Type: **Site Built**
 # of Bldgs: **2**
 # of Units: **4**
 # of Rentals:
 # of Stories: **2**
 Baths Total: **4.00**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Incl: **Building, Land**
 In City: **No**
 \$/Acre: **\$1,125,000**
 Potential Income:

Square Footage

Total: **7,065**
 Min Sqft Avail: **7,065**
 Max Sqft Avail: **7,065**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:

Additional Information

Prop Fin: **Cash/Only, Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Features

Lake/Water Amenities: None	# of Docks:	# Drive In Doors: Flooring: Concrete	Rail Service: No
Total Parking:			
# Bays:			
Foundation: Slab			
Construction: Block			
Miscellaneous: Other			
Roofing: Fiberglass Shingle			
Access: Paved Road			

Utilities

Heating: Central, Electric, Gas, Individually Metered	Cooling: Central, Individually Metered
Utilities: City Sewer, City Water, Gas	

Association Information

Subject To HOA:	Subject to CCRs: No
Confirm Spcl Assess: No	Proposed Spcl Assess: No

Remarks

Public Remarks: **Income producing commercial center on high growth commercial corridor, Brevard Rd. Directly across the street from Discount Shoes and near Asheville Outlets. Also neighbors the French Broad River, Bent Creek, and NC Arboretum. Two of the four units are occupied by a bicycle shop and a hair salon. A 2400 SF main level retail unit and a 1755 SF unit above the bike shop are also available for lease. The unit above bike shop has potential for live/work and can be accessed from ground level from the rear parking lot. Separately metered for gas/electric. Has had great rental history. Adjacent, 1.34 acre land parcel behind 1240 Brevard Rd is also available for sale at \$300,000.**

Directions: **Take 26 south to Brevard / 191 and head south/west for about a mile and a half. Property will be on your left.**

Listing Information

DOM: 16	CDOM: 16	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

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