

# *27 Sardis Road, Asheville*



*2.18 Acres Offered at \$900,000*



# *27 Sardis Road, Asheville*





# Property Details

- 2.19 acre parcel with Sardis Rd frontage
- CS Zoning: Suitable for commercial, residential or mixed use
- 1,080 SF modular structure on the property
- City water available and sewer is nearby
- Adjacent 2 acre parcel and structures may also be available
- Near Bent Creek, The French Broad River and the NC Arboretum
- Over 500 new apartment units nearby
- Recently developed commercial sites: Super Ingles, Hampton Inn, the ever growing Asheville Outlets



J. B. & Margaret A. Lewis  
D.B. 1142, P. 221

Gene Nelson Stubbs  
D.B. 992, P. 134

James L. Parker  
D.B. 609, P. 591

Sweeten Creek Realty, LLC  
D.B. 2062, P. 743

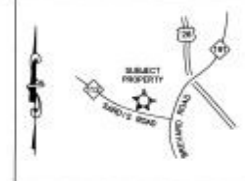
Maurine Cade  
D.B. 1021, P. 177

Frank A. Ross  
D.B. 1724, P. 182

Henry S. & Gloria F. Anderson  
D.B. 1783, P. 768

R & R Associates, Inc.  
D.B. 1444, P. 290

Dale A. & Jeanne Deines  
D.B. 1593, P. 196



LOCATION MAP

AREA = 2.194 ACRES  
(BY COORD. COMP.)

AREA = 2.000 ACRES  
(BY COORD. COMP.)

NOTES

1. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, PREVIOUS CONVEYANCES, OR ANY OTHER FACTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION.
2. UNLESS STATED OTHERWISE HEREIN, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES OR STRUCTURES THEREON WHICH ARE REASONABLY APPARENT FROM A CASUAL, ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
3. PLAT REVISED 3/25/91 TO ADD TOPOGRAPHIC INFORMATION AND UPDATE REFERENCES.
4. THE LOCATION OF BURIED UTILITIES IS BASED ON PLANT MARKS PLACED ON THE GROUND BY U.L.C.D.
5. PLAT REVISED 8/15/91 TO DIVIDE PROPERTY AND PREPARE FOR RECONSTRUCTION.

LEGEND

- 1" PT IRON PIN FOUND - AS NOTED
- 1" PS IRON PIN SET - 5/8" REBAR
- CALCULATED POINT - NOT SET
- UTILITY POLE & LINES
- MANHOLE & SANITARY SEWER
- CHAIN LINK FENCE
- WIRE FENCE LINE
- VENT PIPE
- ELECTRIC METER AND UNDERGROUND LINES
- TELEPHONE PEDESTAL AND UNDERGROUND LINES
- GAS METER AND UNDERGROUND LINES
- WATER VALVE
- WATER METER

I, SCOTT VINDAL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN DEED BOOK 2437, PAGE 214); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AS SHOWN FROM INFORMATION FOUND IN ADJOINING PLATS AND RECORDS; THAT THE DATED OF PRECISION AS CALCULATED IS 1:16,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-60 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 15TH DAY OF AUGUST, A.D., 2001.

APPROVED AS A SPECIAL SUBDIVISION, THE ACCESS IS CONSIDERED A PRIVATE DRIVEWAY.

DATE 8/17/01  
ADMINISTRATOR

STATE OF NORTH CAROLINA  
COUNTY OF BUNCOMBE

I, James H. Cannon, REVIEW OFFICER OF BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE 8/17/01  
REVIEW OFFICER

REGISTERED THIS THE 17TH DAY OF AUGUST, 2001  
AT 2:16 P.M. RECORDED IN BOOK 85, PAGE 2

Otto W. DeBruhl REGISTER OF DEEDS  
BY: Deborah W. Hill DEPUTY/ASSISTANT

SURVEY FOR:  
**RLR PROPERTIES, INC.**

LOWER HOMINY TOWNSHIP  
P. I. N. 9626.11-66-2501



REFERENCE: DEED BOOK 2437, PAGE 214

HIGH COUNTRY SURVEYORS, INC.  
1418 MERRIMON AVENUE, ASHEVILLE, NC 28801 (828) 236-0091



I, SCOTT VINDAL, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

REGISTRATION NUMBER L-3230



## Cross Property Client Full

**27 Sardis Road, Asheville NC 28806-8536**

MLS #: <b>3413855</b>	Category: <b>Commercial</b>	Parcel ID: <b>9626-66-1519-0000</b>
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>
Project Name:	Tax Value: <b>\$514,700</b>	Zoning Desc: <b>2578/0048</b>
Zoning: <b>CS</b>		Deed Reference: <b>2578/0048</b>
Road Front:		Cross Street:
Legal Desc: <b>RLR PROPERTIES INC. 1</b>		Flood Plain:
Approx Acres: <b>2.18</b>	Approx Lot Dim:	Elevation:
Comm Loc: <b>Corner, Freestanding, General Business District</b>		



### General Information

Type: **Unimproved Commercial**  
 Secondary Type: **Retail Center**  
 Documents:  
 Restrictions: **Other**

Restrictions Rmks: **Zoning**

### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **2001**  
 Construct Status:  
 Construction Type: **Manufactured**  
 # of Bldgs: **1**  
 # of Units:  
 # of Rentals:  
 # of Stories: **1**  
 Baths Total: **1.00**

### Additional Information

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

### Listing Information

Trans Type: **For Sale**  
 Sale/Lease Incl: **Building, Land**  
 In City: **No**  
 \$/Acre: **\$412,844**  
 Potential Income:

### Square Footage

Total: **1,080**  
 Min Sqft Avail: **1,080**  
 Max Sqft Avail: **1,080**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft: **1,080**  
 Warehouse Sqft:

Recent: **08/02/2018 : NEWs : ->ACT**

Total Parking:	# of Docks:	Features
Foundation:	<b>Crawl Space</b>	# Drive In Doors:
Construction:	<b>Wood</b>	Rail Service:
Roofing:	<b>Built-Up</b>	
Access:	<b>Paved Road, State Road</b>	
Heating:	<b>Electric</b>	Utilities
Utilities:	<b>Cable, City Water, Electricity</b>	Cooling: <b>Other</b>
Subject To HOA:		Association Information
Confirm Spcl Assess: <b>No</b>		Subject to CCRs: <b>No</b>
		Proposed Spcl Assess: <b>No</b>
Public Remarks:	Remarks	
Directions:	<p><b>2.19 acre parcel with Sardis Rd frontage. In the county and CS Zoning; suitable for commercial/residential/mixed use. Former car lot. There is a 1,080 SF modular building on the property. Super Ingles, new Hampton Inn, Asheville outlets the French Broad River, Bent Creek, NC Arboretum and over 500 new apartment units nearby. City water. Sewer is also nearby. Adjacent 2 acre parcel and structures may also be available.</b></p> <p><b>South on NC 191/Brevard Rd. Cross I-26 and continue south on 191. Turn right onto Oak Terrace, turn left to stay on Oak Terrace, turn right onto NC 112 W. Property will be on the right.</b></p>	
DOM: <b>4</b>	CDOM: <b>4</b>	Listing Information
UC Dt:	DDP-End Date:	Closed Dt:
		Closed Price:
Prepared By: Kimberly Baldasaro		Sir Contr: <b>LTC</b>

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