

175 Biltmore Avenue, Asheville



Downtown Freestanding Commercial Building

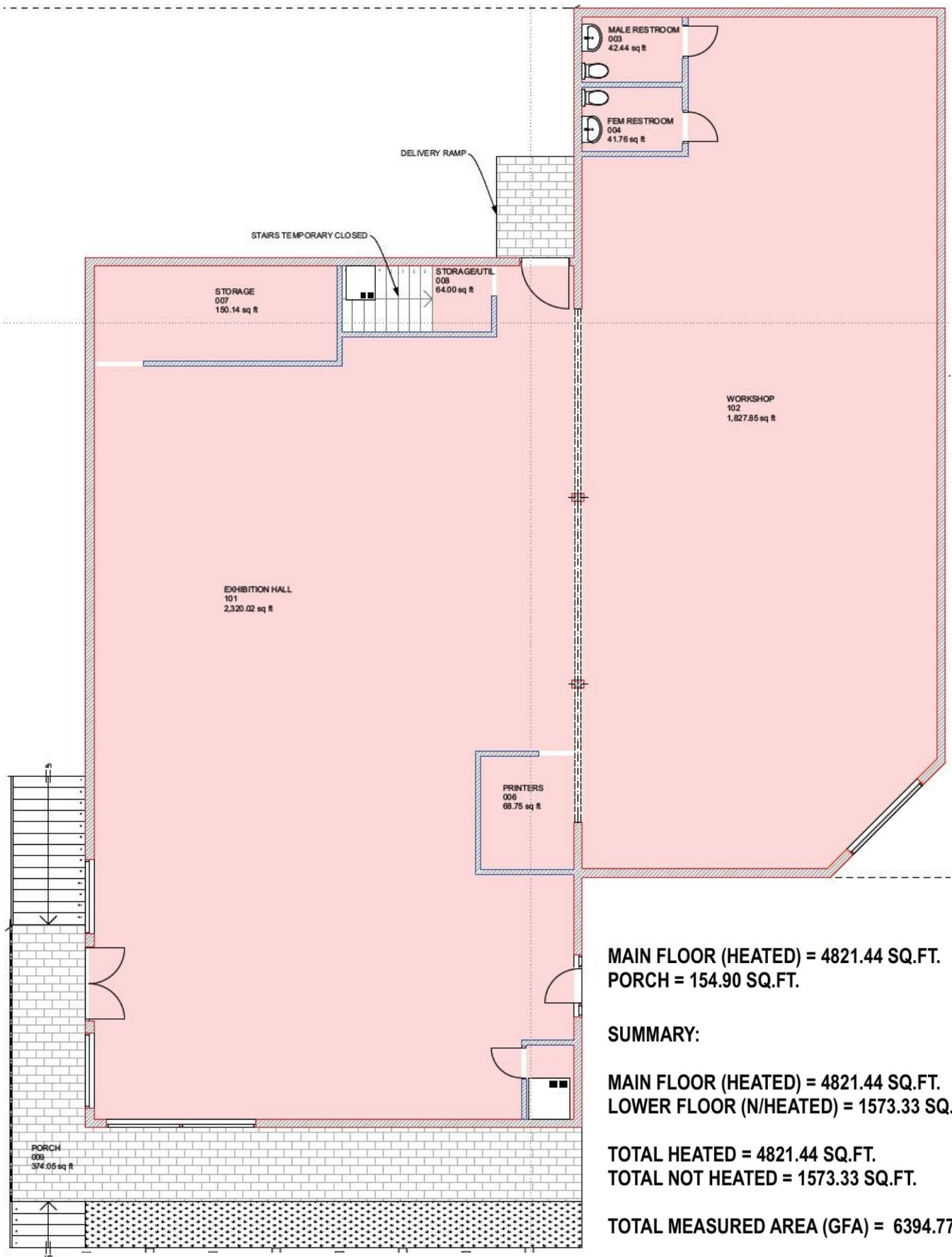
\$11,000/Month NNN Lease

- Great retail exposure on corner lot
- 4821 SF prime retail on main level
- 1573 SF walkout basement (unheated)
- Taxes \$10,554.80
- Insurance \$2500
- 11 parking spaces
- Rear loading dock
- Open floor plan

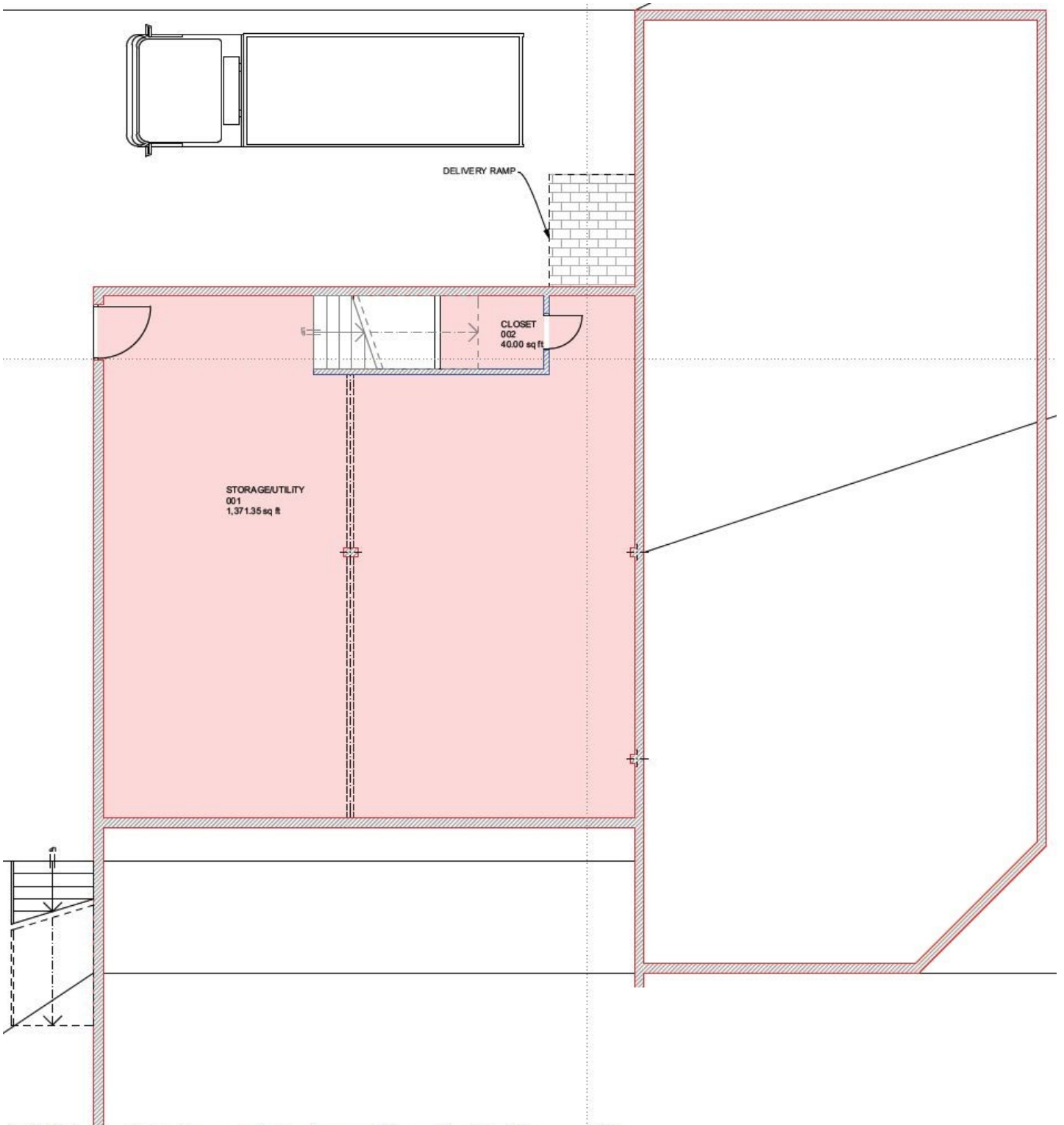






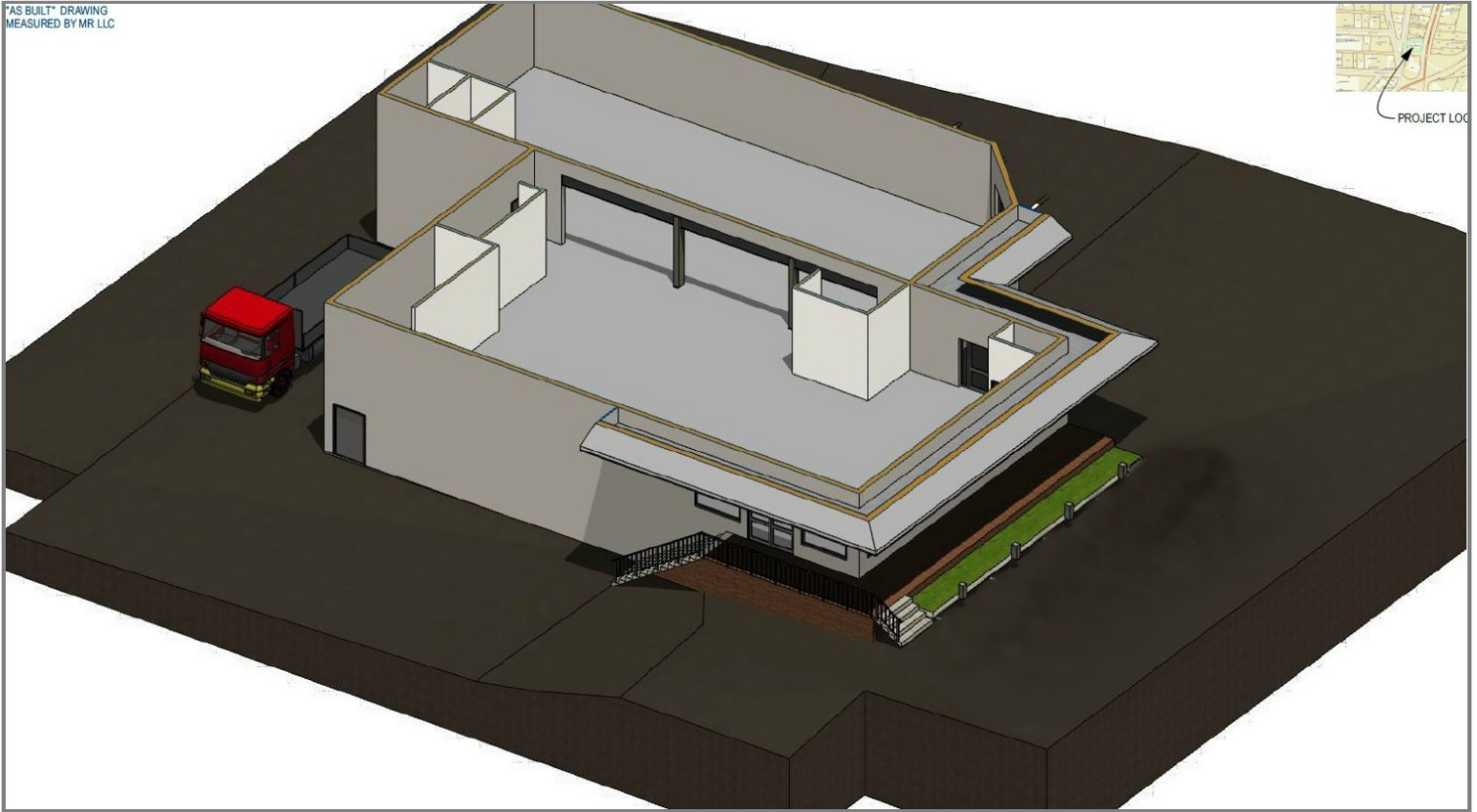


Main Floor

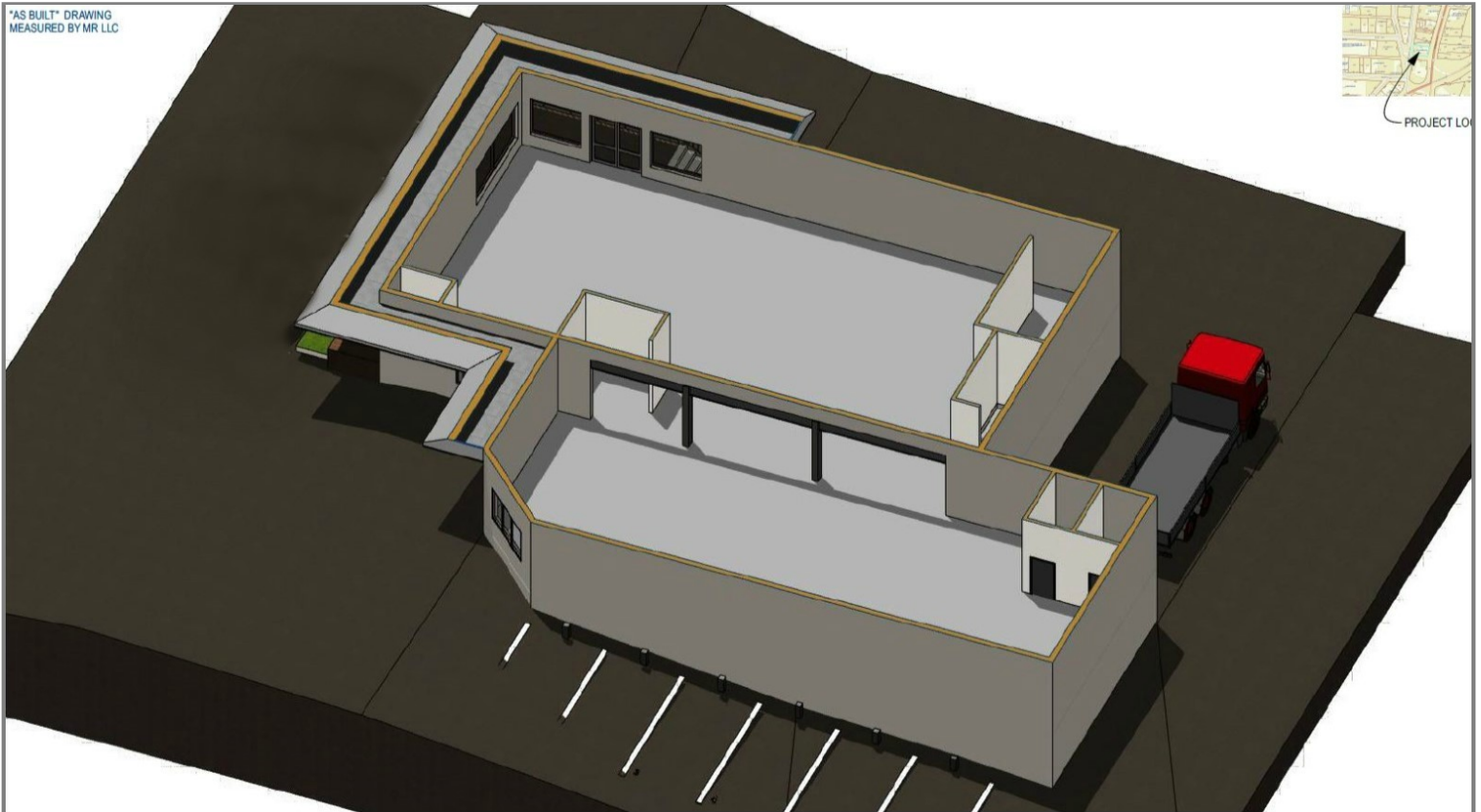


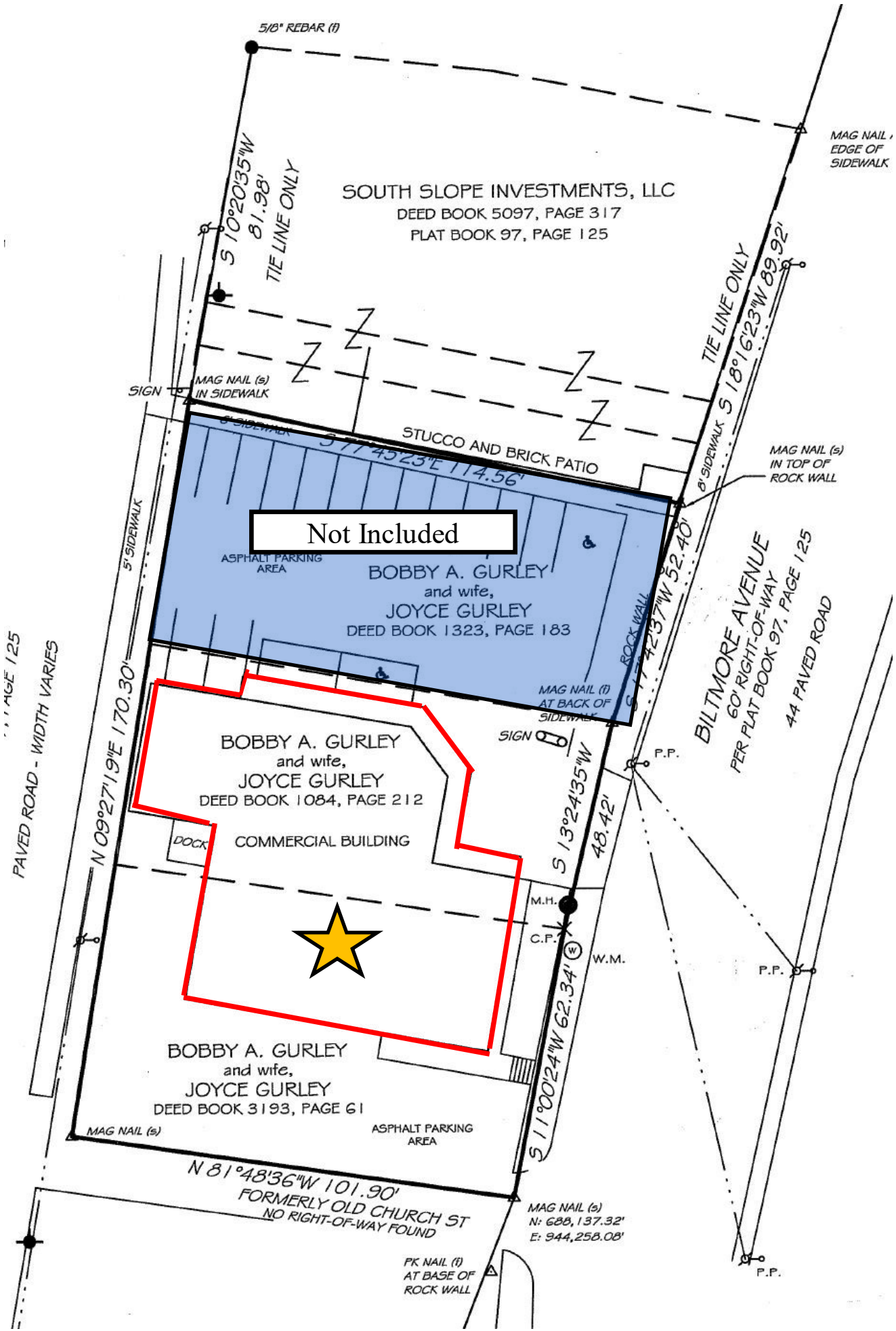
Lower Floor

"AS BUILT" DRAWING
MEASURED BY MR LLC

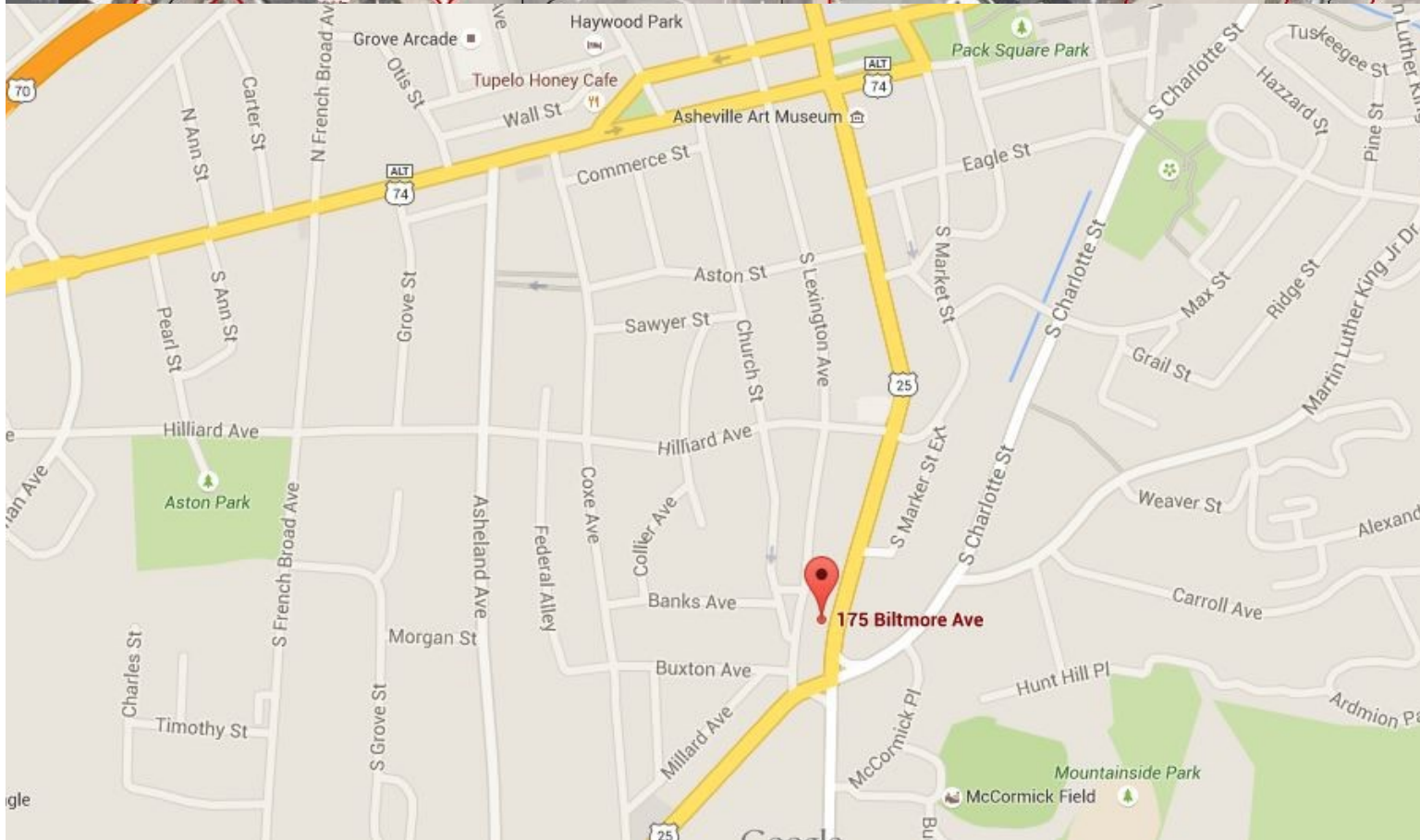


"AS BUILT" DRAWING
MEASURED BY MR LLC





Note: Does not reflect current ownership



Cross Property Client Full

175 Biltmore Avenue, Asheville NC 28801

MLS#: 3378303	Category: Commercial	Parcel ID: 9648-48-2118-0000	List Price: \$11,000
Status: Incomplete	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$970,200	Zoning Desc:	
Zoning: CBD		Deed Reference: 3193 / 0061	
Road Front:		Cross Street: Lexington Avenue	
Legal Desc: Deed Bk 3193 Pg 0061		Flood Plain: No	
Approx Acres: 0.41	Approx Lot Dim:	Elevation:	
Comm Loc: Central Business District, Freestanding			



General Information

Type: **Office**
 Secondary Type: **Free Standing Retail**
 Documents: **Brochure, Floor Plan, Survey**
 Restrictions: **None**
 Restrictions Rmks: **None**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1973**
 Construct Status:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units:
 # of Rentals:
 # of Stories: **1**
 Baths Total: **2.00**

Listing Information

Trans Type: **For Lease**
 Sale/Lease Incl: **Building, Land**
 In City: **Yes**
 \$/Acre: **\$26,829**
 Potential Income:

Square Footage

Total: **4,821**
 Min Sqft Avail: **6,394**
 Max Sqft Avail: **6,394**
 Min Lse\$/Sqft: **\$20.64**
 Max Lse\$/Sqft: **\$20.64**
 Office Sqft:
 Warehouse Sqft:

Additional Information

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

Features

Total Parking: 11	# of Docks: 1	# Drive In Doors:	Rail Service: No
# Bays:		Flooring: Concrete	
Sprinkler: None		Floor Rvalue:	
Fixtures Exceptions: No		Wall Rvalue:	
Foundation: Basement, Basement Inside Entrance, Basement Outside Entrance			
Construction: Block			
Miscellaneous: Handicap Access, Loading Dock, Other			
Roofing: Built-Up, Concrete Deck, Flat			
Access: City Street, Paved Road			

Utilities

Heating: Central	Cooling: Central
Utilities: Cable, City Sewer, City Water, Electricity, Gas	

Association Information

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

Remarks

Public Remarks: **Prime commercial property on Biltmore Ave. This free standing building offers great retail exposure, one rear loading dock and 11 exclusive parking spaces. This building offers an open floor plan of 4821 sf on the main level and an 1573 sf walkout basement. Perfect for food and beverage operator with the ability to have rooftop access. Stained concrete floors, lots of windows, great signage on the main corridor into downtown Asheville. \$20.64/SF NNN lease \$11,000/month.**

Directions: **From downtown Asheville, take Biltmore south to #175 on right. (adjacent to Wild Wing Cafe)**

Listing Information

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

Prepared By: Jay Lurie

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