

# *49 Haywood Road, West Asheville*



THE  
REAL  
ESTATE  
CENTER

**Scott Carter**

Cell: 828-215-9701

Office: 828-255-4663

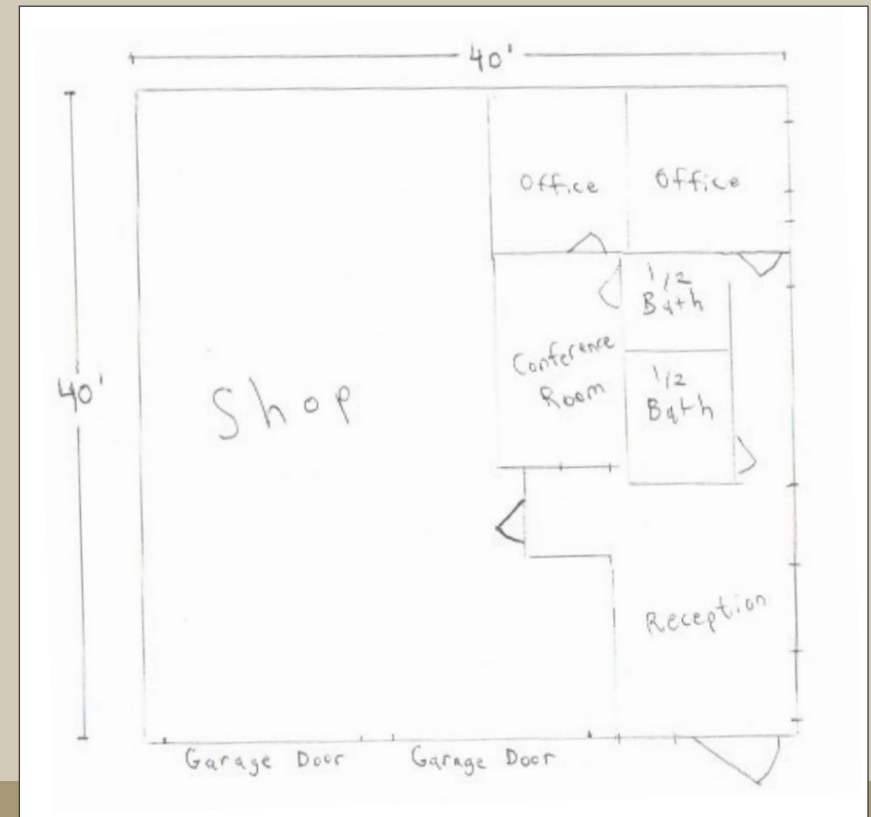
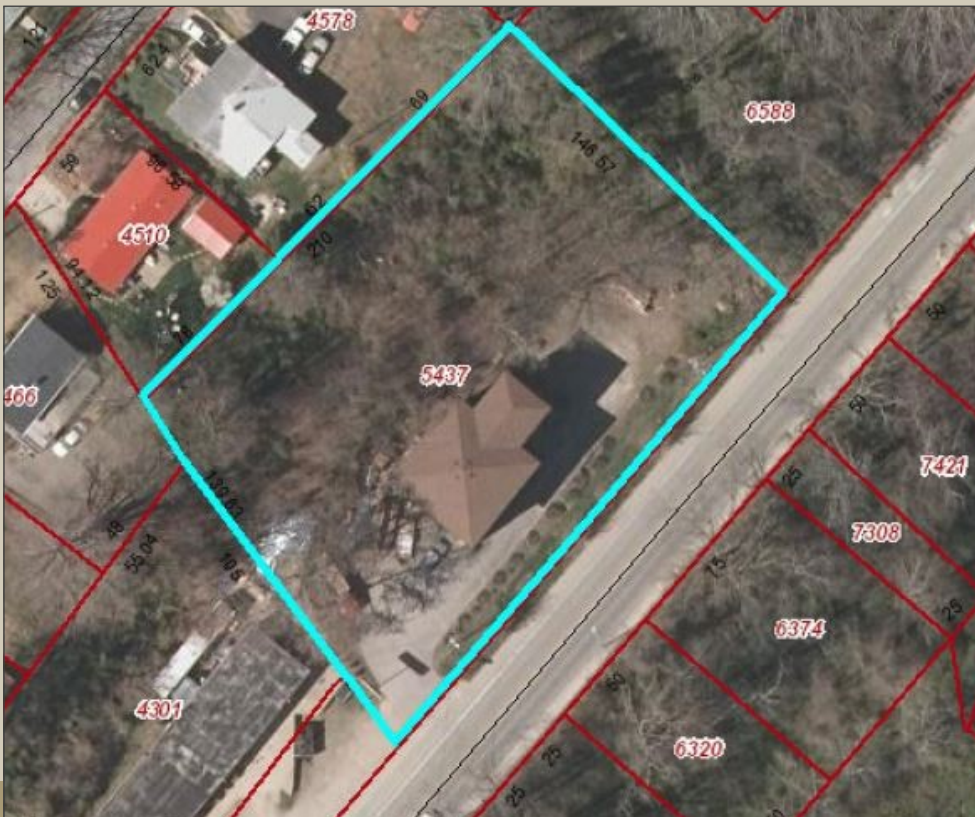
[scottcarter@recenter.com](mailto:scottcarter@recenter.com)

159 S Lexington, Asheville, NC 28801

# Executive Summary

Ground level commercial suite with high visibility and parking lot in hot “East” West Asheville. Currently built out as office space with reception, conference room, handicap accessible half bath, shower area, 2 private offices and warehouse space with roll up door. Could make great office/retail or food & beverage. Walking distance to the River Arts District, New Belgium Brewery, Urban Orchard Cider Company, Taco Billy, and Hole Donuts. Recent development at nearby Beacham’s Curve includes Archetype Brewing, Pizza Mind, Owl Bakery, Gan Shan West, and Carolina Hemp Company.

- ⇒ \$2,500/month NNN
- ⇒ 1,600 square feet
- ⇒ Built in 2008
- ⇒ 0.85 acres
- ⇒ HR-7 zoning





49 Haywood Road - River Arts District right down the street with sidewalk access

# Neighboring Businesses



1. River Arts District
2. New Belgium Brewery
3. Hole Donuts
4. Taco Billy
5. Urban Orchard Cider Co
6. Owl Bakery, Pizza Mind, Archetype Brewing, Gan Shan West
7. Carolina Hemp Company

## Cross Property Client Full

**49 Haywood Road, Asheville NC 28806-4521**

MLS#: <b>3453148</b>	Category: <b>Commercial</b>	Parcel ID: <b>9638-86-5437-00000</b>	List Price: <b>\$2,500</b>
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>	
Project Name:	Tax Value: <b>\$615,700</b>	Zoning Desc:	
Zoning: <b>HR-7</b>		Deed Reference: <b>4536-565</b>	
Road Front:		Cross Street: <b>Euclid Road</b>	
Legal Desc: <b>INC ACCESS ROW</b>		Flood Plain: <b>No</b>	
Approx Acres: <b>0.85</b>	Approx Lot Dim:	Elevation:	
Comm Loc: <b>Freestanding, General Business District</b>			



General Information

Type: **Food Service**  
 Secondary Type: **Retail Center**  
 Documents:  
 Restrictions: **Other - See Media/Remarks**  
 Restrictions Rmks: **Other**

Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **2008**  
 Construct Status: **Complete**  
 Construction Type:  
 # of Bldgs: **1**  
 # of Units: **1**  
 # of Rentals:  
 # of Stories: **1**  
 Baths Total:

Additional Information

Prop Fin:  
 Assumable:  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Listing Information

Trans Type: **For Lease**  
 Sale/Lease Ind: **Building, Fixtures, Other**  
 In City: **Yes**  
 \$/Acre: **\$2,941**  
 Potential Income:

Square Footage

Total:  
 Min Sqft Avail: **1,600**  
 Max Sqft Avail: **1,600**  
 Min Lse\$/Sqft: **\$18.75**  
 Max Lse\$/Sqft: **\$18.75**  
 Office Sqft:  
 Warehouse Sqft:  
 Garage Sqft:

Recent: **01/23/2019 : NEWS : ->ACT**

Features

Total Parking:	# of Docks:	# Drive In Doors: <b>2</b>	Rail Service:
		Remarks	

Public Remarks: **Ground level commercial suite with high visibility and parking lot in hot "East" West Asheville. Currently built out as office space with reception, conference room, handicap accessible half bath, shower area, 2 private offices and warehouse space with roll up door. Could make great office/retail or food & beverage. Walking distance to the River Arts District, New Belgium Brewery, Urban Orchard Cider Company, Taco Billy, and Hole Donuts. Recent development at nearby Beacham's Curve includes Archetype Brewing, Pizza Mind, Owl Bakery, Gan Shan West, and Carolina Hemp Company.**

Directions: **From the River Arts District, take Haywood Road over the river, property will be on right just before Euclid Boulevard.**

Listing Information

DOM: <b>0</b>	CDOM: <b>0</b>	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

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