## 895 Riverside Drive, Woodfin





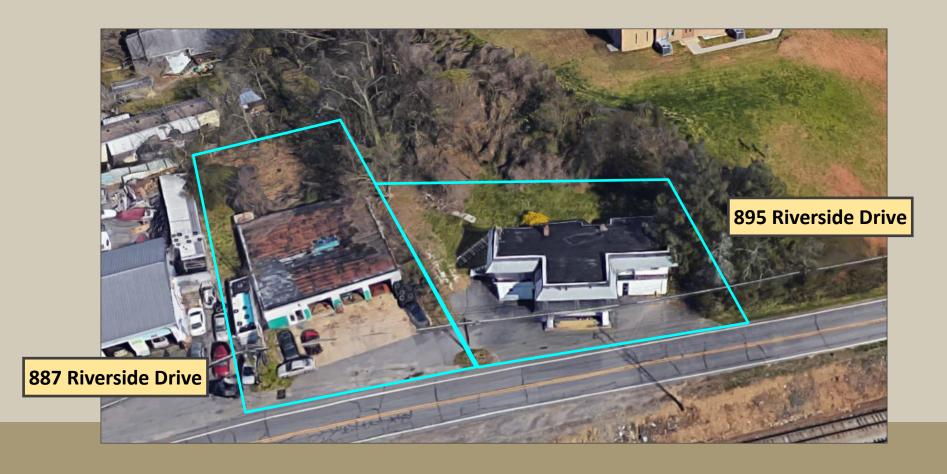
## **Scott Carter**

Cell: 828-215-9701 Office: 828-255-4663 scottcarter@recenter.com 159 S Lexington, Asheville, NC 28801

## Executive Summary

Diamond in the rough! Fixer upper on Riverside Drive, a growing corridor in Woodfin. Property is close to UNCA, the River Arts District, downtown Asheville, Ramp Studios, the Woodfin Greenway, and across from the French Broad River. Building has loads of character/charm. Potential for residential, commercial, or both. Upper floor has been used as two apartments in the past. Great for artist, potential vacation rentals, live/work etc. Building has had water damage. Floors and ceilings need to be replaced. Neighboring property, 887 Riverside Drive, may be assembled, and is for sale by different owner for \$350,000. Contact agent for details.

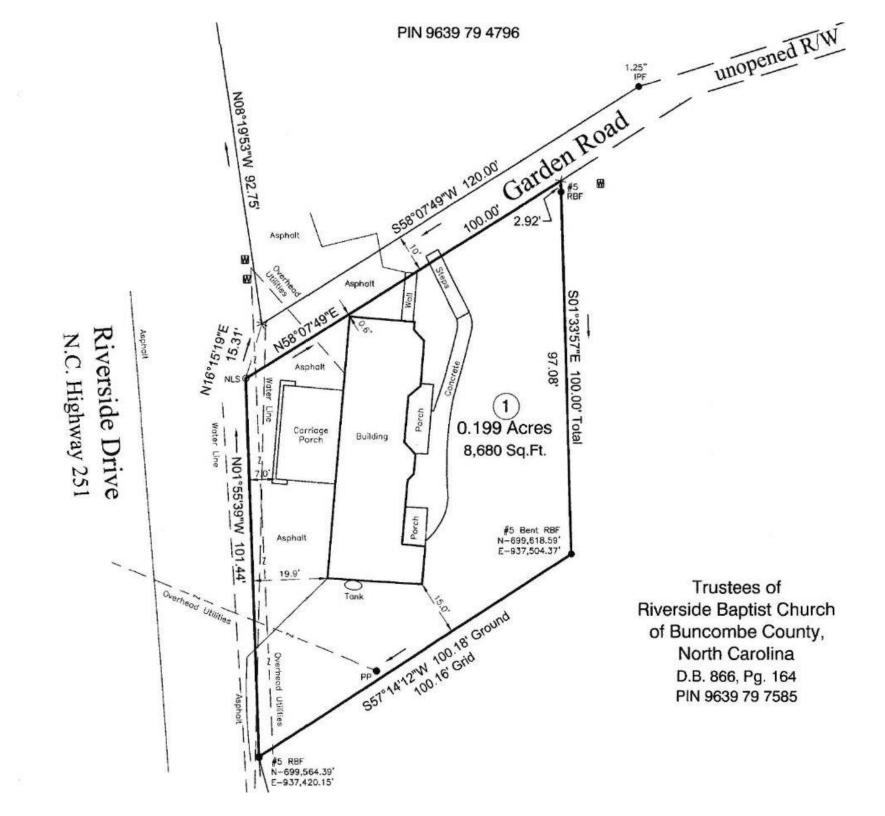
- ⇒ \$140,000 or \$1,000/mo NNN
- ⇒ 2,460 square feet
- ⇒ Built in 1930
- $\Rightarrow$  0.21 acres
- ⇒ C-S zoning



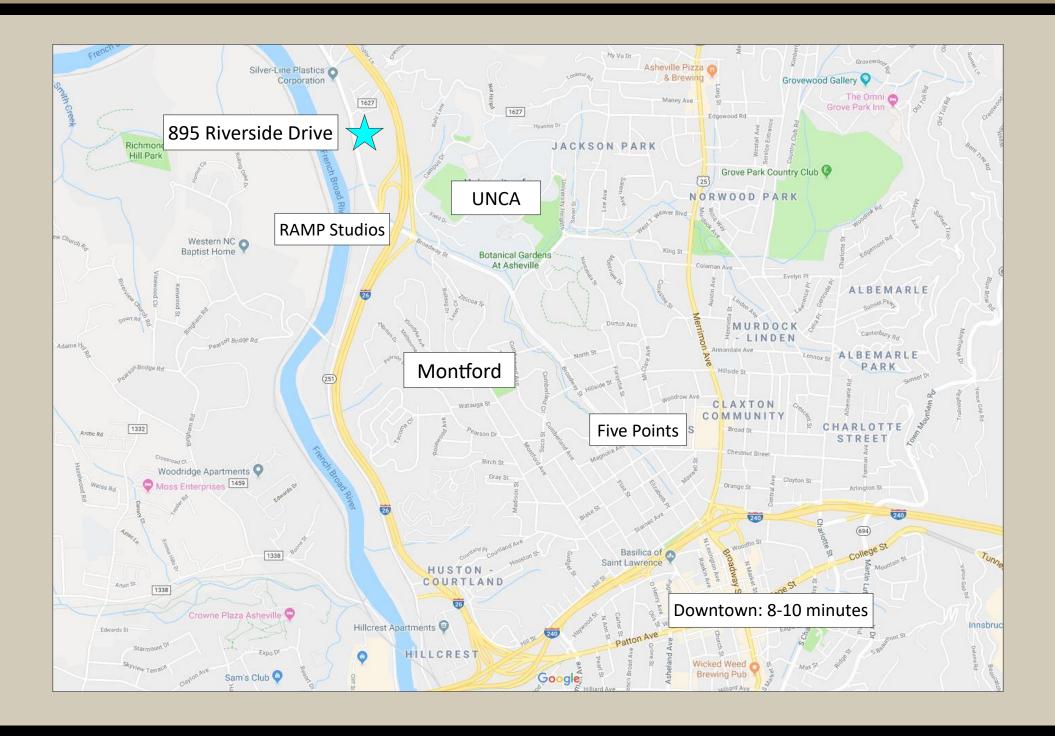












## Cross Property Agent Full

895 Riverside Drive, Asheville NC 28804-3221

List Price: \$140,000 CMLS#: 3464806 Category: Commercial 9639-79-4663-00000 Parcel ID:

Active Tax Location: Woodfin County: Buncombe Status:

\$70,900

Documents:

Project Name: Zoning: C-S

Road Front:

Legal Desc: Bk 5709 Pg 0015

Approx Acres: 0.21 Approx Lot Dim: Flood Plain:

Tax Value:

General Information Listing Information Type:

Zoning Desc:

Cross Street:

Warehouse/Office Trans Type: For Sale or Lease Secondary Type: Showroom/Office Sale/Lease Incl: **Building**, Land

Deed Reference: 5727-1180

Lookout Road

In City:

Potential Income:

Yes

Other - See Restrictions: Media/Remarks

Restrictions Rmks: Other

Bldg Information Square Footage

New Const: No Total:

Builder: Min Sqft Avail: 2,460 1930 Year Built: Max Soft Avail: 2,460 Min Lse\$/Sqft: Construct Status: Complete \$4.88 Construction Type: Max Lse\$/Sqft: \$4.88

# of Bldgs: Office Sqft: # of Units: Warehouse Sqft: 1 # of Rentals: Garage Sqft: # of Stories: 2

Additional Information

Prop Fin:

Baths Total:

Assumable: Occupant Type: Ownership: Seller owned for less than one year

Special Conditions:

Road Responsibility: **Publicly Maintained Road** 

Recent: 07/02/2019: DECR: \$150,000->\$140,000

Features

Total Parking: # of Docks: # Drive In Doors: Rail Service:

Subject To HOA: None Subject to CCRs: Remarks

Diamond in the rough! Fixer Upper on Riverside Drive, a growing corridor in Woodfin. Property is close to UNCA, River Public Remarks:

Arts, downtown, Ramp Studios, Woodfin Greenway, & across from the French Broad River. Building has loads of character. Potential for residential, commercial, or both. Upper floor has been used as two apartments in the past. Great for artist, potential vacation rentals, live/work etc. Building has had water damage. Floors and ceilings need to be replaced. Also available for lease @ \$1,000/mo NNN. Neighboring property may be assembled; 887 Riverside Drive,

MLS#3505774, different owner. Call agent for details.

Instructions: Call Listing Agent

From Downtown, take Broadway North past UNCA, property will be on right just before Lookout Road. Directions:

Listing/Agent/Office Information

DOM: 166 CDOM: 166 TOM Dt: Expiry Dt: 10/31/19

Mkt Dt: 01/16/19 UC Dt: DDP-End Date: With Dt:

Agent/Own: No

For Appointment Call: 800-746-9464 **Exclusive Right** List Type: Scott Carter (scca54851) 828-255-4663 List Agent: Agent Phone: The Real Estate Center (NCM16200) Listing Office: Office Ph: 828-255-4663

Buyer Agency: 3% Sub Agency: Transaction Broker: Bonus: Named Prosp: No Dual/Var: No Seller Name: **RHW Investments LLC** 

Web UrL: Full Service: Yes

Prepared By: Scott Carter