

521 College Street, Asheville - For Lease



THE
REAL
ESTATE
CENTER

Jay Lurie

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Executive Summary

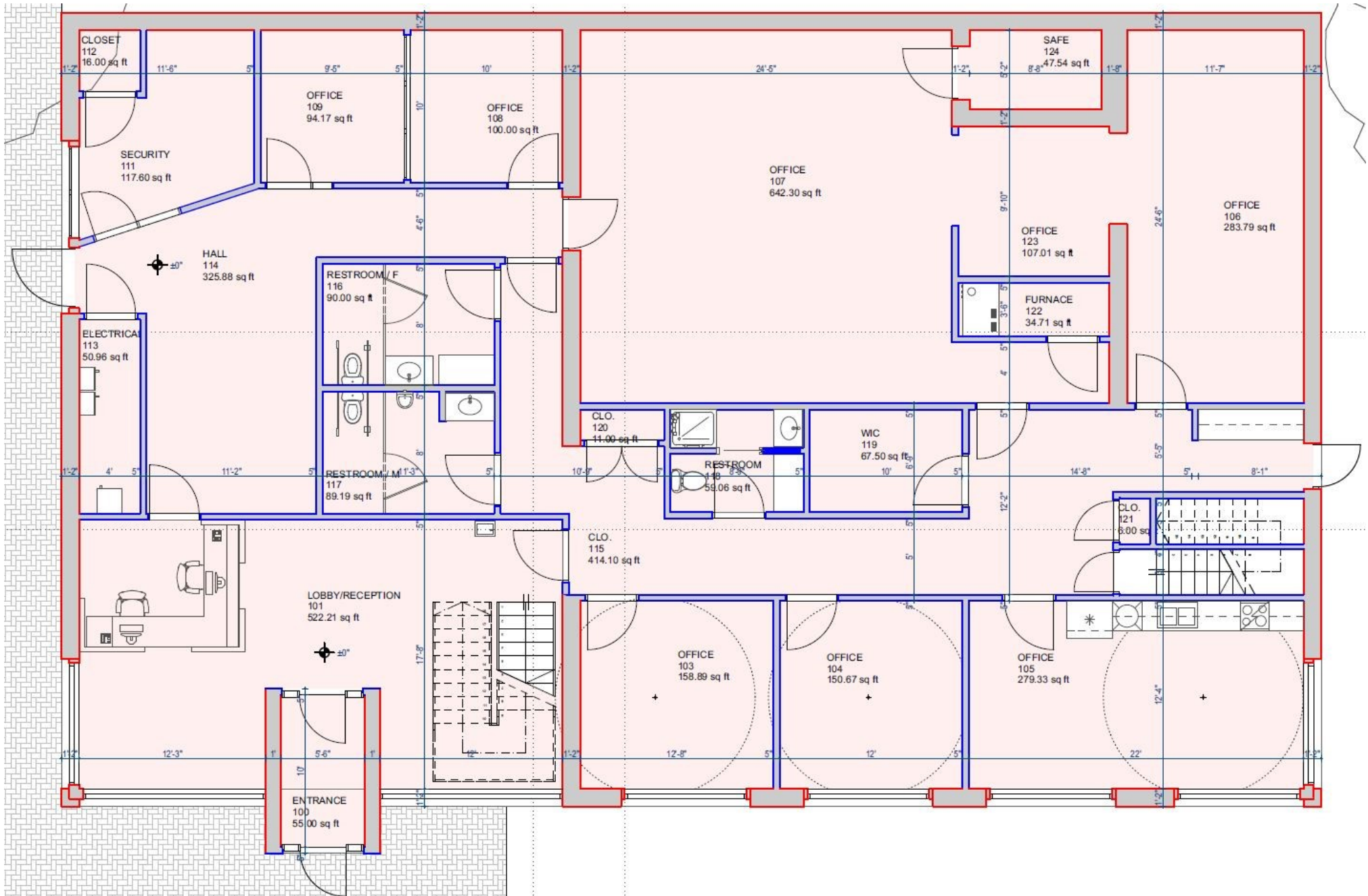
521 College St. is located just outside the Central Business District of Downtown Asheville. Allowing for 48 parking spaces and just under 8000 SF of office space, this opportunity offers companies the opportunity for consolidation and/or future expansion. Take advantage of the great visibility, high traffic count and walkability to downtown.

- Price: \$16 / SF
- Size: 7983 SF (see floor plan)
- 48 parking spaces
- Over an acre of land
- 2 story brick building

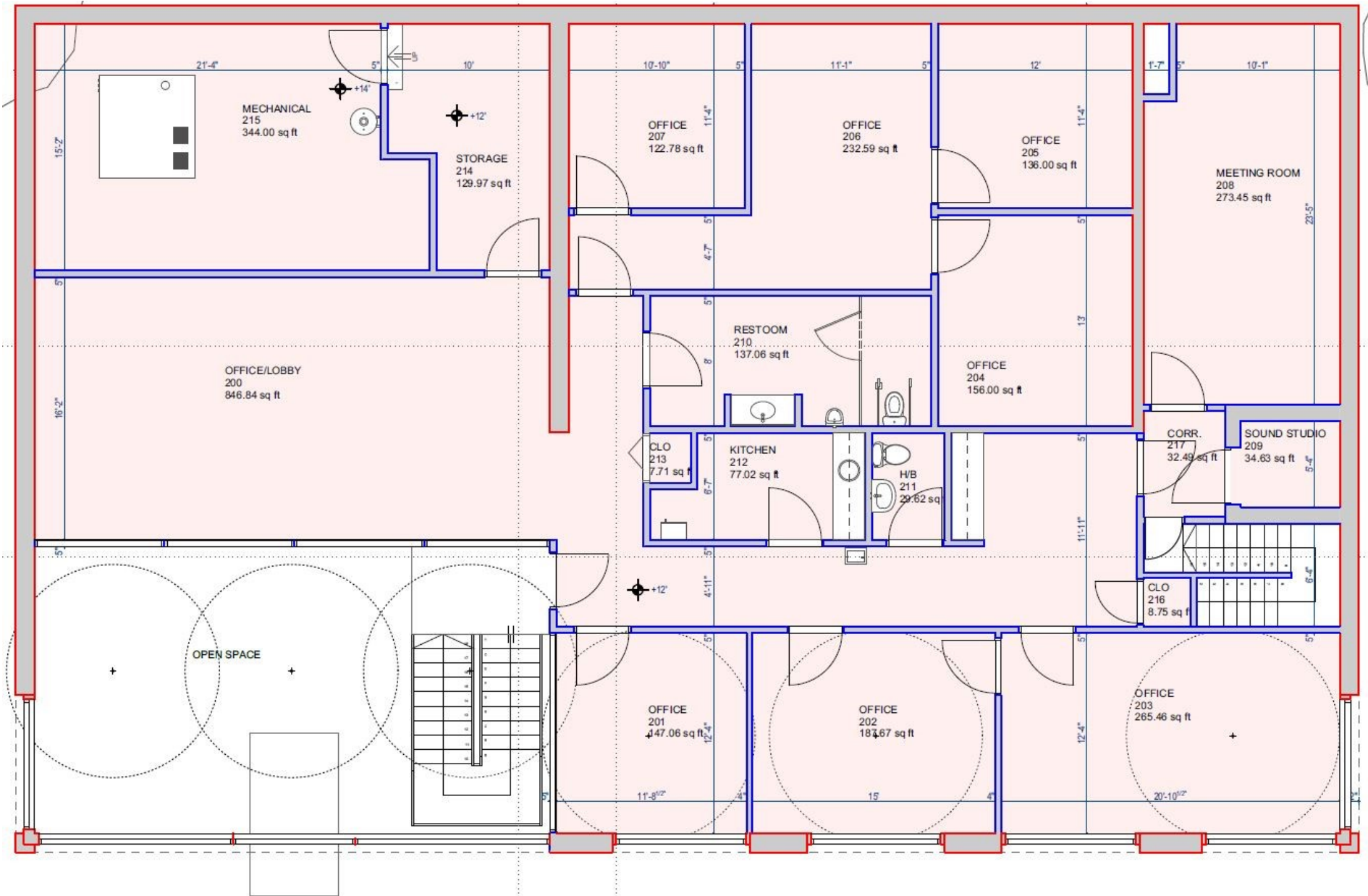
Click [HERE](#) for drone video!



First Floor: 4341 Square Feet



Second Floor: 3642 Square Feet





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RENAISSANCE[®]
ASHEVILLE HOTEL

521 College Street

Downtown Asheville

Hilton
Garden Inn

Courthouse

Pack
Square





148.69
63.5
66.5
5261
136

159.97
160.74
140.05
180
165.63
188.62
59.36
50.94
102.28
101.78
143.4
61.6
8274
140.58
92.12

7589
165.63
188.62
102.28
137.8
143.4
8306
136
102.59
37.5
0200
116
0252
42

165.63
188.62
174.16
46.13
46
0362
88
1218
1370
288.61
70
198.1
65
260

270.61
189.9
108.42
93.5
2426
57.5
69.25
197.8
2354
73.3
125.59
112
3168

25.88
79.53
20.61
3661
2585
130.4
34.1
3574
109.13
3442
102.99
65
102.04
37.04
3312
26.91
3364
65

57.6
88.8
70.9
56.3
73.2
162
45.56
73.3
65
102.04
37.04
3312
26.91
3364
65

105
51.51
72.05
105
109.13
3442
102.99
65
102.04
37.04
3312
26.91
3364
65

70.16
56.3
89.13
13
12.8
12
50.05
112
140
3168

WYNN ST
MOUNTAIN ST

521 College Street, Asheville NC 28801-2430

CMLS#: 3485934	Category: Commercial	Parcel ID: 9649-71-0421-00000	List Price: \$10,644
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$1,534,500	Zoning Desc:	
Zoning: CBD		Deed Reference: 3146-30	
Road Front:		Cross Street: Town Mountain Rd	
Legal Desc: Deed 4966/1199		Flood Plain:	
Approx Acres: 1.03	Approx Lot Dim:	Elevation:	
Comm Loc: Freestanding, General Business District			



General Information

Type: **Office Business**
 Secondary Type:
 Documents:
 Restrictions: **Other - See Media/Remarks**
 Restrictions Rmks: **Other**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1984**
 Construct Status: **Complete**
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units: **1**
 # of Rentals:
 # of Stories: **2**
 Baths Total:

Additional Information

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

Listing Information

Trans Type:
 Sale/Lease Incl: **For Lease Building, Land**
 In City: **Yes**

Potential Income:

Square Footage

Total: **7,983**
 Min Sqft Avail: **7,983**
 Max Sqft Avail: **7,983**
 Min Lse\$/Sqft: **\$16.00**
 Max Lse\$/Sqft: **\$16.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:

Recent: **03/20/2019 : NEWs : ->ACT**

Features

Total Parking: 48	# of Docks:	# Drive In Doors:	Rail Service:
Subject To HOA: None		Subject to CCRs: Remarks	

Public Remarks: **521 College St. is located just outside the Central Business District of Downtown Asheville. Allowing for 48 parking spaces and just under 8000 SF of office space, this opportunity offers companies the opportunity for consolidation and/or future expansion. Take advantage of the great visibility, high traffic count and walkability to downtown.**

Instructions: **Call Listing Agent**
 Directions: **From Downtown, on College Street on the right just after the Town Mountain Rd intersection.**

Listing/Agent/Office Information

DOM: 0	CDOM: 0	TOM Dt:	Expiry Dt: 09/30/19
Mkt Dt: 03/20/19	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-746-9464		Agent Phone: 828-255-4663	
List Agent: Jay Lurie (jalu54893)		Office Ph: 828-255-4663	
Listing Office: The Real Estate Center (NCM16200)		Transaction Broker:	Bonus:
Buyer Agency: 3%	Sub Agency: 0%	Seller Name: FESTIVA REAL ESTATE HOLDINGS L	
Named Prosp: No	Dual/Var: No	Full Service: Yes	

Prepared By: Jay Lurie