

25 Page Avenue, Asheville



THE
REAL
ESTATE
CENTER

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Executive Summary

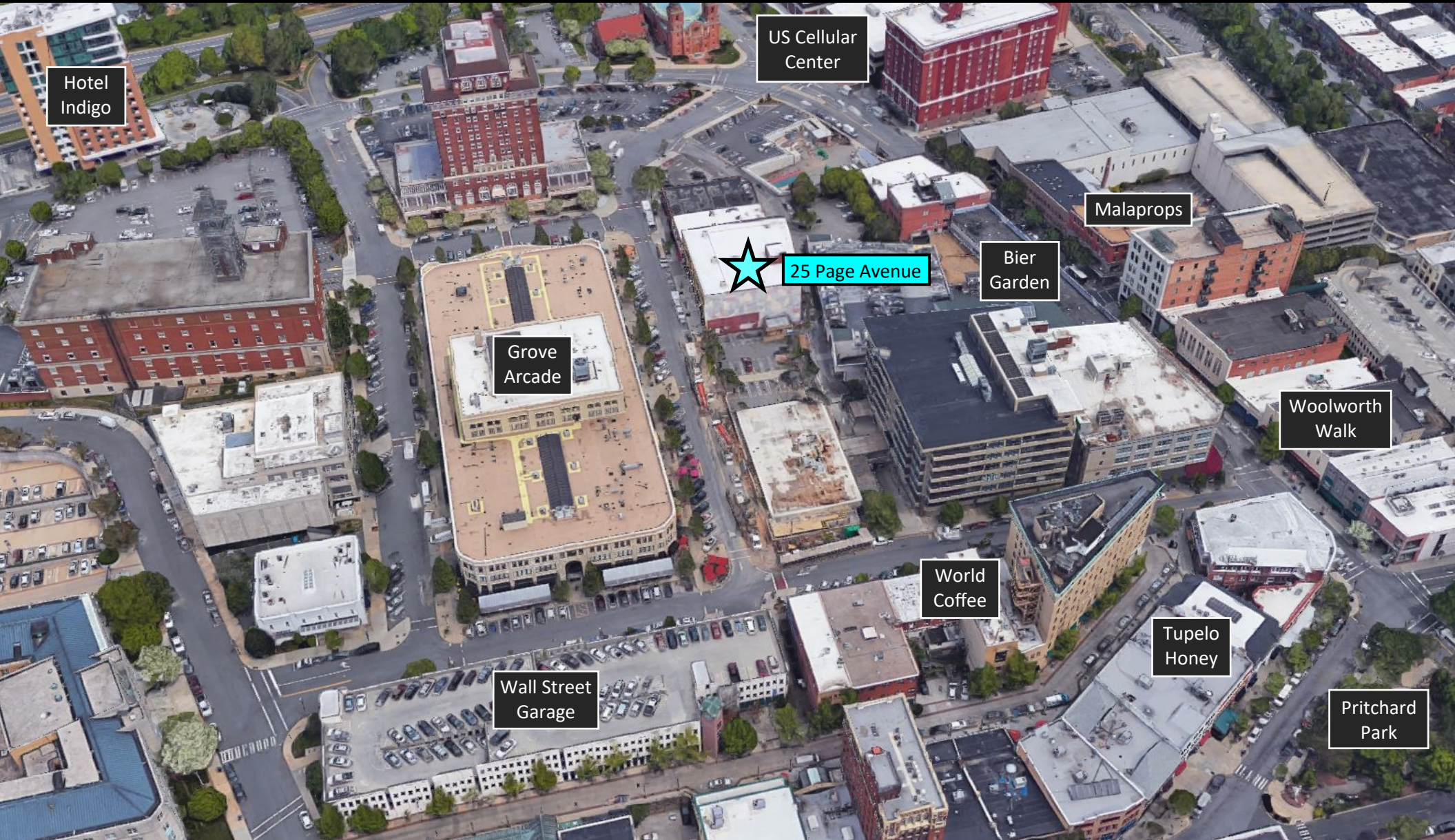
- Great retail across from The Grove Arcade
- Adjacent to the new Cambria Suites Hotel
- Perfect for small retail shops or one large footprint
- Tall ceilings, glass store front additions
- Minimum SF available: 890 SF
- Maximum SF available: 6350 SF
- Fully sprinkled

Retail life at the once historic Pearlman Furniture Store is back for revitalization. These boutique store front spaces will be delivered in the 4th quarter of 2019. These spaces will offer store front glass, tall ceilings, refinished original hard wood floors and shared common bathrooms.



| Unit | SF | \$/SF | Terms | \$/Month |
|------|------|-------|--------------------|-----------|
| 101 | 890 | \$25 | NNN Cam: \$3/SF | \$1854.17 |
| 102 | 1248 | \$25 | NNN Cam: \$3/SF | \$2600.00 |
| 103 | 1761 | \$25 | NNN Cam: \$3/SF | \$3668.75 |
| 104 | 1120 | \$25 | NNN Cam: \$3/SF | \$2333.33 |

Downtown Asheville



Hotel Indigo

US Cellular Center

Malaprops

Bier Garden

25 Page Avenue

Grove Arcade

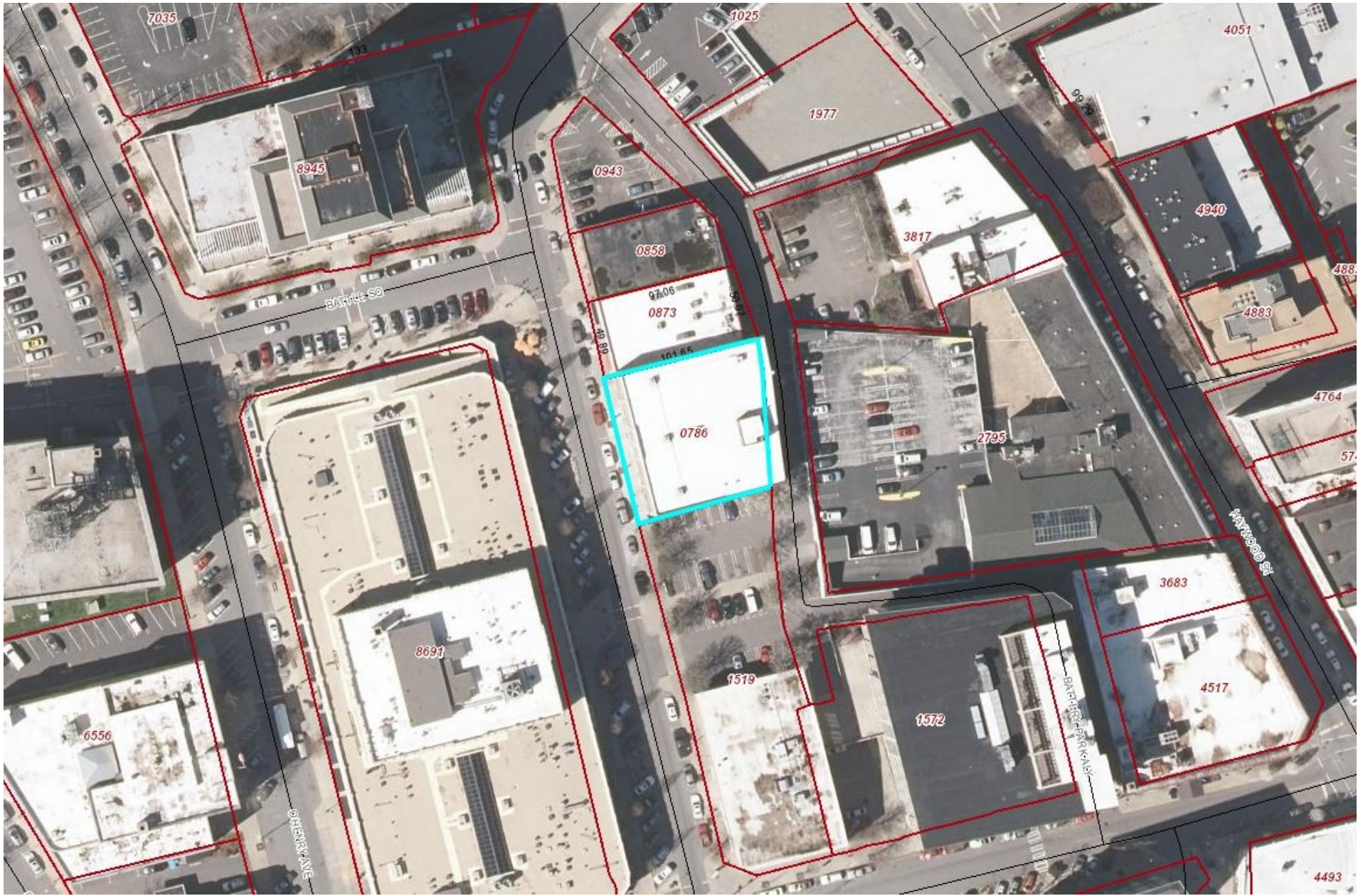
Woolworth Walk

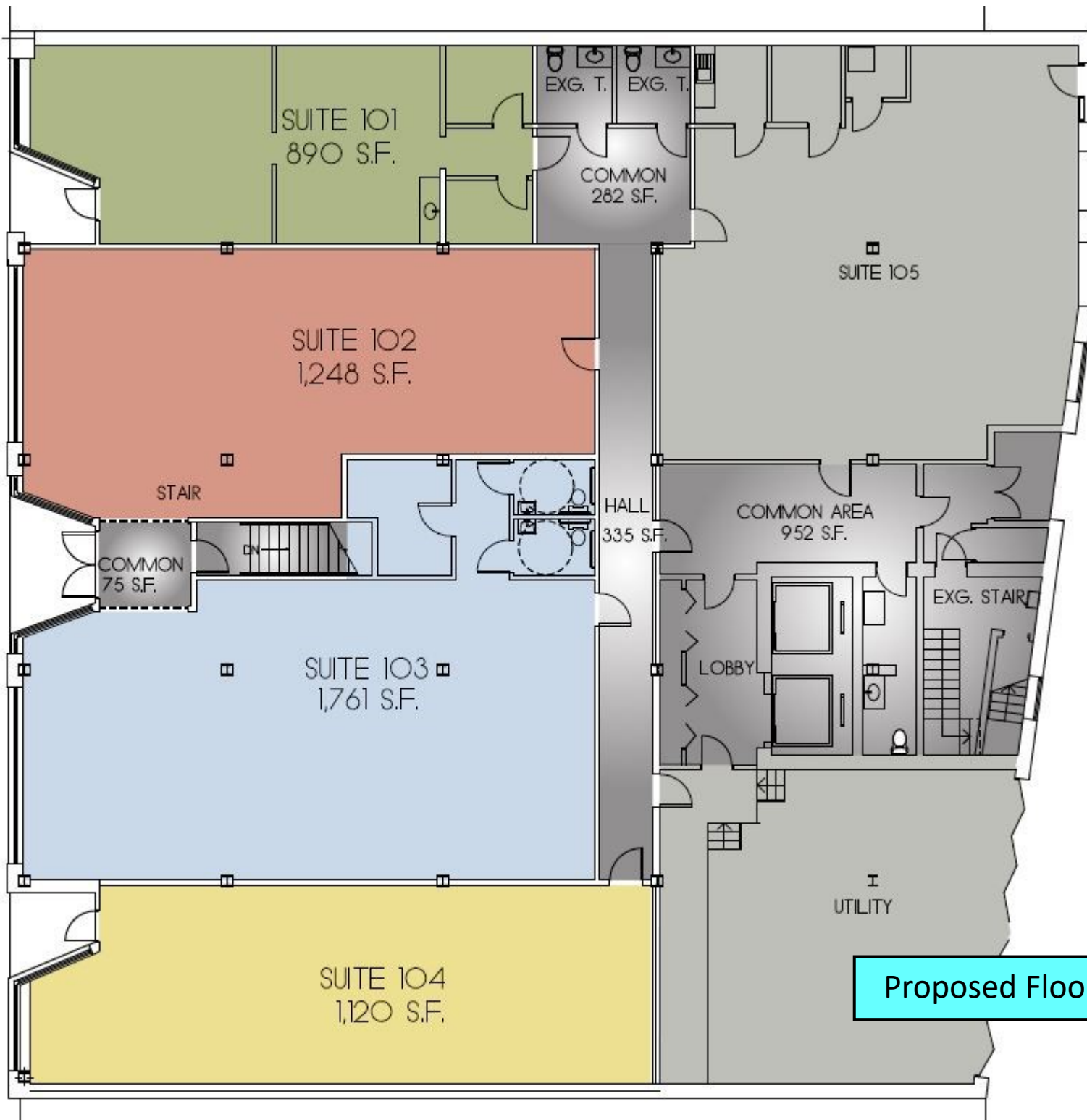
World Coffee

Tupelo Honey

Pritchard Park

Wall Street Garage





Proposed Floor Plan

Cross Property Client Full

25 Page Avenue #101, Asheville NC 28801-2707

List Price: **\$1,854**

MLS#: **3472357**
 Status: **Active**
 Project Name:
 Zoning: **CBD**
 Road Front:
 Legal Desc: **BLK B BATTERY PK 17-20**
 Approx Acres: **0.22**
 Comm Loc: **Central Business District**

Category: **Commercial**
 Tax Location: **Asheville**
 Tax Value: **\$2,850,700**

Parcel ID: **9649-30-0786-0000**
 County: **Buncombe**
 Zoning Desc:
 Deed Reference: **2100-261**
 Cross Street: **Battle Square**

Flood Plain: **No**
 Elevation:



General Information

Type: **Free Standing Retail Business**
 Secondary Type:
 Documents:
 Restrictions: **Other - See Media/Remarks**
 Restrictions Rmks: **Other**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1941**
 Construct Status:
 Construction Type: **Site Built**
 # of Bldgs:
 # of Units:
 # of Rentals:
 # of Stories:
 Baths Total:

Additional Information

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

Listing Information

Trans Type: **For Lease Building, Fixtures Yes**
 Sale/Lease Incl:
 In City:
 \$/Acre: **\$8,427**
 Potential Income:

Square Footage

Total:
 Min Sqft Avail: **890**
 Max Sqft Avail: **890**
 Min Lse\$/Sqft: **\$25.00**
 Max Lse\$/Sqft: **\$25.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:

Features

Total Parking: **Other** # of Docks: # Drive In Doors: Rail Service: **No**
 Sprinkler: Floor Rvalue:

Remarks

Public Remarks: **Retail life at the once historic Pearlman Furniture Store is back for revitalization. These boutique store front spaces will be delivered in the 4th quarter of 2019, and will be located across from the Grove Arcade and adjacent to the new Cambria Suites Hotel. These spaces will offer store front glass, tall ceilings, refinished original hard wood floors and shared common bathrooms, and are perfect for small retail shops or one large footprint. Fully sprinkled. Spaces from 1080 to 6350 SF available; see brochure. CAM \$3/SF. Rent for unit 101 = \$1854.17/mo NNN.**

Directions: **Downtown Asheville, next to the Grove Arcade at the corner of Battle Square and Page.**

Listing Information

DOM: **29** CDOM: **29** Closed Dt:
 UC Dt: DDP-End Date: Closed Price: Slr Contr:
 LTC: