

125 Charlotte Highway



THE
REAL
ESTATE
CENTER

Scott Carter

Cell: 828-215-9701

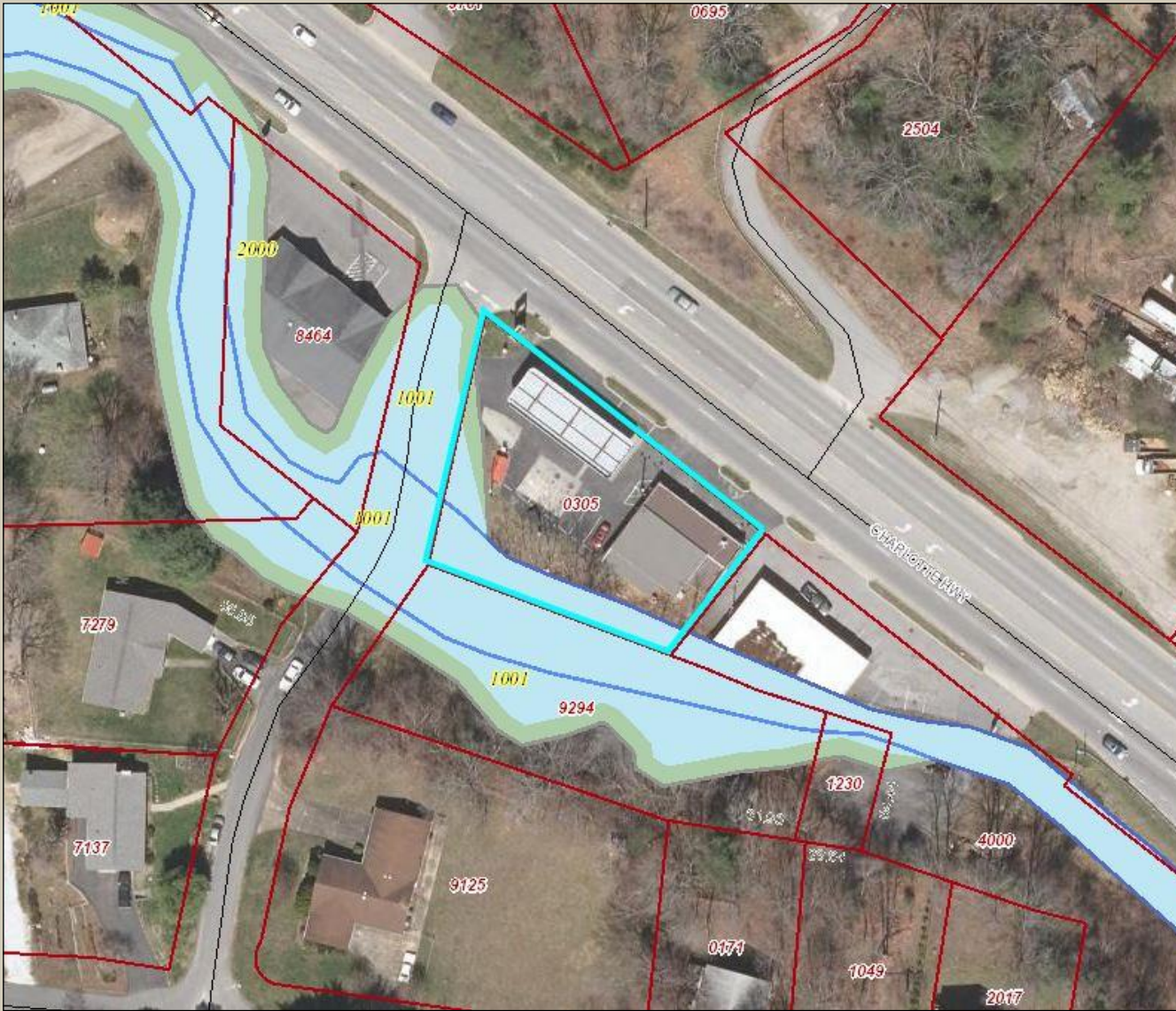
Office: 828-255-4663

scottcarter@recenter.com

159 S Lexington, Asheville, NC 28801

www.recenter.com

Executive Summary



\$850,000

- ⇒ Convenience store with gas station
- ⇒ CBI zoning
- ⇒ Approximately 0.40 acres
- ⇒ Built in 1961
- ⇒ 0.6 miles from Blue Ridge Parkway
- ⇒ 28,000 daily traffic count
- ⇒ Corner lot
- ⇒ Back of lot in flood plain; building has never flooded

[Aerial Video Tour](#)

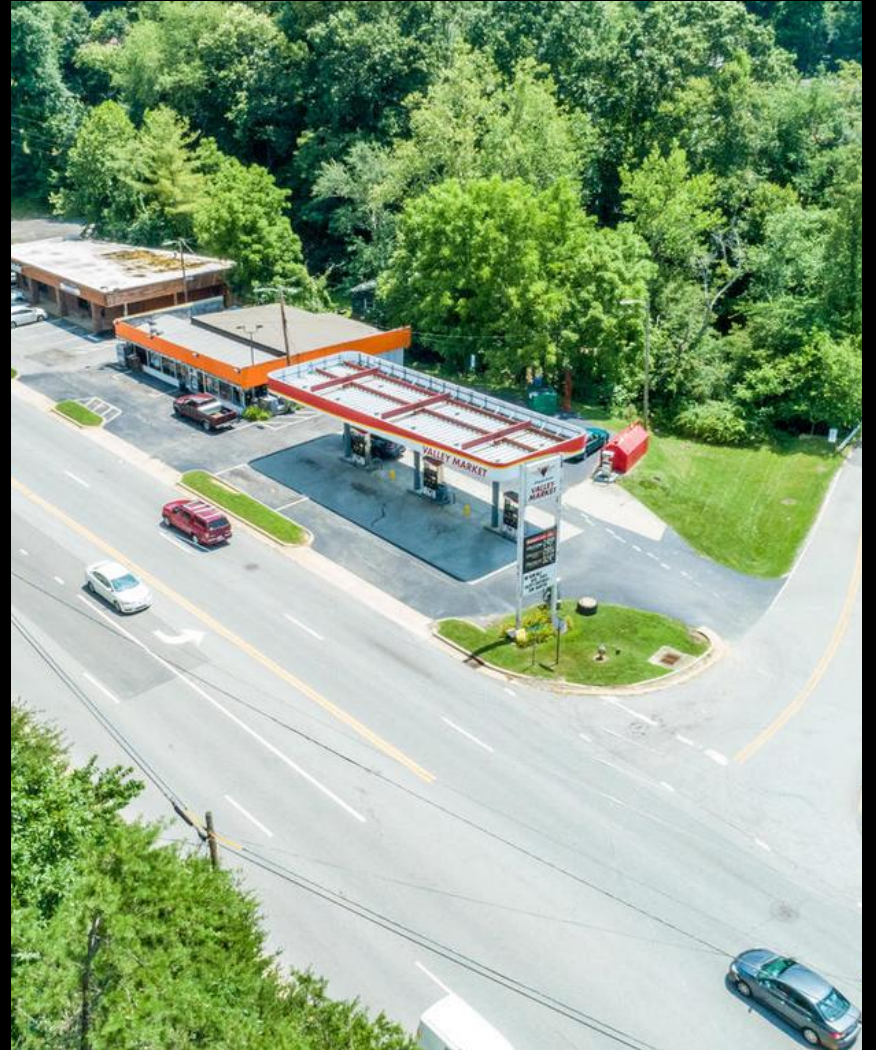


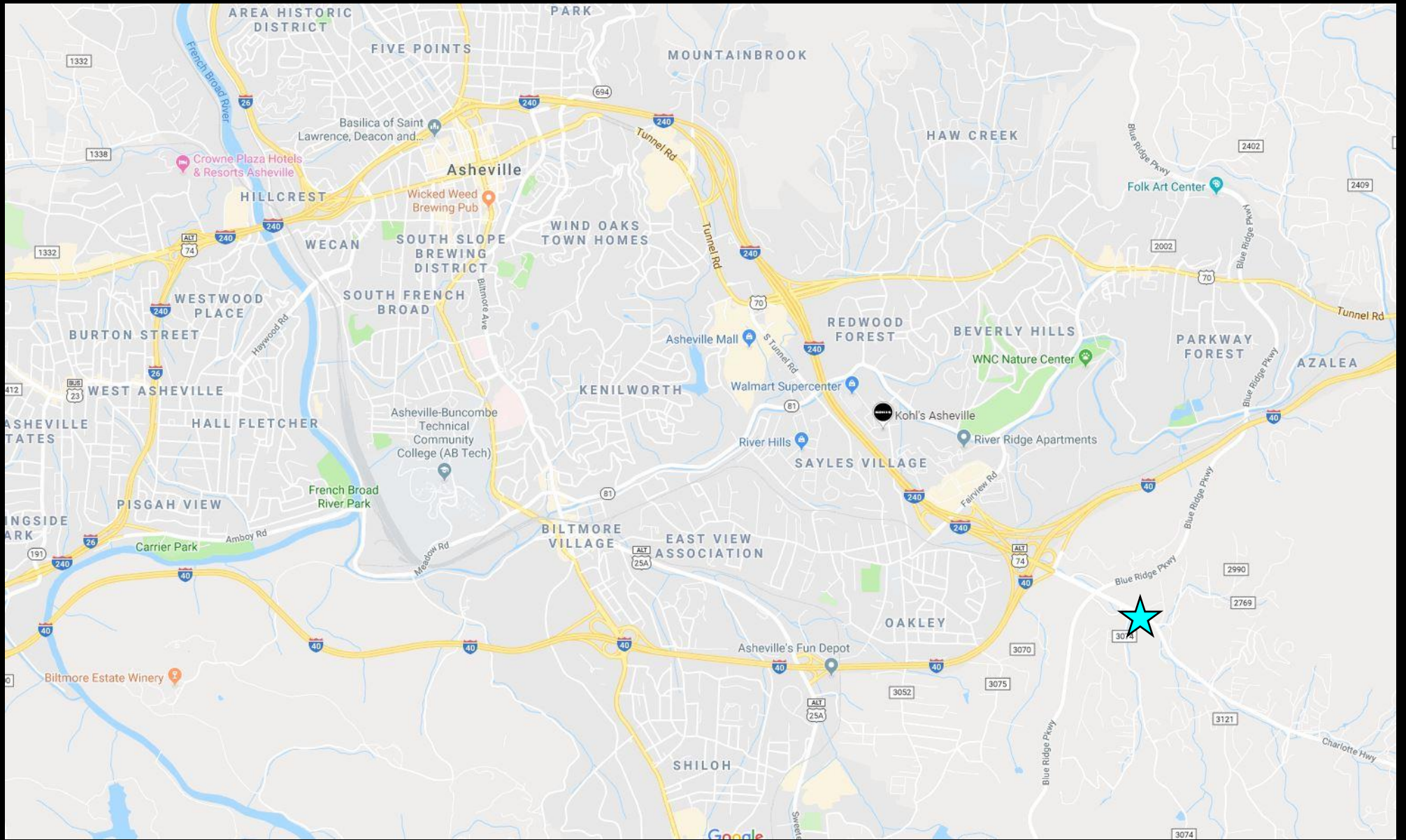
Back of lot showing flood plain area



Back of lot showing flood plain area







Cross Property Client Full

125 Charlotte Highway, Asheville NC 28803

MLS#: 3528217	Category: Commercial	Parcel ID: 9667-45-0305-00000	List Price: \$850,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$320,600	Zoning Desc:	
Zoning: CBI		Deed Reference: 1713-368	
Road Front:		Cross Street: Charland Forest Road	
Legal Desc: 3113-0739			
Approx Acres: 0.40	Approx Lot Dim:	Flood Plain: Yes	
Comm Loc: Corner, Freestanding, General Business District		Elevation:	



General Information

Type: **Auto Service**
 Secondary Type: **Free Standing Retail**
 Documents:
 Restrictions: **N/A**
 Restrictidns Rmks: **Other**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1961**
 Construct Status:
 Prop Compl Date:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units:
 # of Rentals:
 # of Stories:
 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 Sale**
 Sale/Lease Incl: **Building, Land**
 In City: **Yes**
 \$/Acre: **\$2,125,000**
 Potential Income:

Square Footage

Min Sqft Avail: **2,204**
 Max Sqft Avail: **2,204**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:
 Total:

Recent: **07/31/2019 : NEWS : ->ACT**

Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
Foundation: Slab			
Roofing: Flat			
Access: 4 Lane Highway			

Utilities

Utilities: **City Sewer, City Water**

Remarks

Public Remarks: **Gas station with convenience store on busy highway 74. First C-Store coming off 240. Thriving corridor accessing Fairview home to many new apartments/neighborhoods. Close to I-40 intersection and entrance to Blue Ridge Parkway. 28,000 daily traffic count. Building is not in flood plain but a small portion of the property in the rear is in the flood plain. Building has never been flooded.**

Directions: **74-A, Charlotte Highway, on right side when coming from Asheville, 0.6 miles from Blue Ridge Parkway entrance.**