

111 S Richardson Blvd, Black Mountain



— THE —
**REAL
ESTATE**
— CENTER —

Greg Palombi

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159 S Lexington, Asheville, NC 28801

www.recenter.com

Executive Summary

Black Mountain Commercial | \$415,000

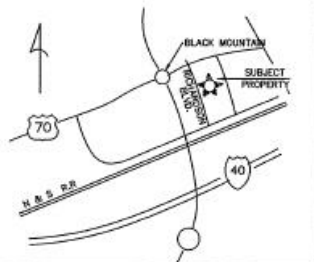
Great opportunity to purchase a single/dual tenancy building in downtown Black Mountain's Central Business District right across from the Post Office. The town zoning code allows for a wide range of commercial and residential applications in the CBD. The building could be modified for a combination of uses including office, retail, live/work or short term rental. There are 8 individual offices, plus an entry/waiting room, conference room, kitchen, 2 bathrooms, storage room, a bonus area and a sealed crawlspace. A portion of the property is of more recent construction and has vaulted ceilings. Minimal updating to the building would modernize and polish the space. The HVAC is a split system - seller just installed a new gas furnace/air conditioner so both units are updated. Commercial sized gutters were also recently added. There are 16 lined parking spaces and a recorded easement across the neighboring property for access to the rear lot.











LOCATION MAP

STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE
I, DEBORAH K. VILLEGAS, a REVIEW OFFICER OF
BUNCOMBE COUNTY, CERTIFY THAT THE MAP OR PLAT
TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

7-10-17
DATE

REVIEW OFFICER

THE PLAT IS APPROVED BY THE ZONING
ADMINISTRATOR OF THE TOWN OF BLACK MOUNTAIN.

DATE 7/10/17
ZONING ADMINISTRATOR

REGISTERED THIS 10th DAY OF July
AT 10:01 A.M. RECORDED IN BOOK 178, PAGE 65

DEED PREPARED BY
BR. C. M. B. REGISTER OF DEEDS
DEPUTY/ASSISTANT

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE
UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN D.B. 4195, P. 1179 AND P.B. 7, P. 1, THAT
THE BOUNDARIES NOT SURVEYED ARE CLEARLY MARKED AS BOUND LINES DRAWN FROM RECORD
DESCRIPTIONS AS SHOWN FOR ADJACENTS; THAT THE RATIO OF PRECISION IS NOT LESS THAN 1/10000;
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL
SIGNATURE, LICENSE NO. AND SEAL THIS 10th DAY OF JULY, 2017.

I, JOHN M. STOLLERY, CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA
OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, JOHN M. STOLLERY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL
ODSS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A (HORIZONTAL)
2. POSITIONAL ACCURACY: NOT TO EXCEED 0.10 FT. H.
3. TYPE OF FIELD PROCEDURE: RTK-IRS
4. DATES OF SURVEY: 06/01/2015
5. DATUM/EPOCH: N-NAD 83-2011 EPOCH 2010, V-NAVD 88
6. PUBLISHED/FIELD-CONTROL USED: NC VTS NETWORK
7. GRID MODEL: GEOID 12B
8. COMBINED GRID FACTOR: 0.99978059
9. UNITS USED: US SURVEY FOOT

RTK Observations were used only to tie property to NC Grid.



Jerry Jackson
Jerry Jackson, II
D.B. 5467, P. 1090

Cynthia Fitts Thomas, et al
D.B. 4327, P. 518

Latitia Saville
D.B. 5047, P. 711

David & Shirley Melton
D.B. 4341, P. 980

Donald Biddix
D.B. 1481, P. 466

Sobel Family Living Trust
D.B. 4840, P. 1236

LEGEND

- Δ - NGS GEODETIC MONUMENT
- IP - IRON PIN FOUND-SIZE AS NOTED
- RF - REBAR FOUND-SIZE AS NOTED
- RRF - RAILROAD SPIKE FOUND
- CP - CALCULATED POINT-NOT SET
- FM - FINE HYDRANT
- MC - UTILITY POLE & OVERHEAD LINES (P=POWER, T=TELEPHONE, C=CABLE)
- W - MARKED WIRE FENCE
- CL - CHAIN LINK FENCE LINE
- W - WATER LINE
- S - EXISTING MANHOLE & SEWER LINE
- C - SEWER CLEANOUT
- E - ELECTRIC METER
- H - HEAT PUMP
- T - TRANSFORMER
- G - GAS METER
- P - PHONE PEDESTAL
- A - AREA LIGHT
- W - WATER VALVE
- M - WATER METER
- S - STORM DRAIN
- R - RELEASE VALVE



Doc ID: 03120500001 Type: CRP
Recorded: 07/10/2017 at 10:01:53 AM
Fee Amt: \$21.00 Page 1 of 1
WorkFlow 0004016-0001
Buncombe County, NC
Drew Reisinger Register of Deeds
BK 178 PG 65

Original document returned to customer at time of recording

Subdivision Survey For:

Raymond Knopp
and wife
Margaret Knopp
P.I.N. 0619-36-9206

Town Of Black Mountain, Buncombe County, NC

1 inch = 20' ft. JULY 10, 2017



REFERENCES: DEED BOOK 4195, PAGE 1179
PLAT BOOK 7, PAGE 1
PLAT BOOK 143, PAGE 191



HIGH COUNTRY SURVEYORS, INC.
117-D CHERRY STREET, BLACK MOUNTAIN, NC 28711 (828) 664-0091
HIGHCOUNTRYSURVEYORS.NET CORPORATE LICENSE NUMBER C-1854

COORD. FILE 2013-117.ord

DRAWING NO. 2017-154

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 28°28'48" E	12.63

3/4" IRON
NAD 83 (2011) COORDS.
N=656207.06
E=1013807.45
C. FACT. = 0.99978059

Tract 1
12330 Sq. Feet
0.283 Acres

Tract 2
11710 Sq. Feet
0.269 Acres

Area of Easement
1240 Sq. Feet
0.028 Acres

N.C.G.S. "FIRST UNION"
NAD 83 (2011) COORDINATES:
N = 656430.73
E = 1015025.46
ELEV = 2361.57
COMBINED FACTOR = 0.99978448

NOTES

1. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, PREVIOUS CONVEYANCES, OR ANY OTHER FACTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION.
2. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES OR STRUCTURES THEREOF WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF PREMISES ARE SHOWN. INTERESTED PARTIES SHOULD INVESTIGATE THE EXISTENCE OF EASEMENTS, BURIED UTILITIES, OR PIPELINES, IF ANY, AND VERIFY. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY EASEMENT, BURIED UTILITY, OR PIPELINE ON THE PREMISES.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA. SEE FIRM 371000N1900J DATED JANUARY 6, 2010.
4. BASIS OF BEARING: NC GRID NORTH - NAD 83 (2011 ADJ.) BY GPS OBSERVATIONS DATED JUNE 1, 2015.
5. THE DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE GRID MEASUREMENTS TO CONVERT TO GROUND DISTANCES DIVIDE BY THE COMBINED FACTOR OF 0.99978059.
6. THIS PROPERTY IS ZONED CB (CENTRAL BUSINESS) BY THE TOWN OF BLACK MOUNTAIN. SETBACKS ARE AS FOLLOWS: FRONT, 10' (FROM CURB); SIDE AND REAR, NONE (COMPLY WITH FIRE & BUILDING CODES).
7. TRACT 2 IS SUBJECT TO AN EASEMENT FOR ACCESS AND TO TRACT 1 PARKING SPACES.

TOTAL AREA = 0.552 ACRE
By Coord. Computation



State Street

Downtown Black Mountain

111 S Richardson

I-40

Cross Property Client Full

111 S Richardson Boulevard #1, Black Mountain NC 28711

MLS#: 3607883	Category: Commercial	Parcel ID: 0619-36-8299	List Price: \$415,000
Status: Active	Tax Location: Black Mountain	County: Buncombe	
Project Name:	Tax Value: \$303,300	Zoning Desc:	
Zoning: CBD		Deed Reference: 5577/1978	
Road Front:		Cross Street:	
Legal Desc: DB 5577 DP 1978			
Approx Acres: 0.28	Approx Lot Dim:	Flood Plain: No	
Comm Loc: Central Business District		Elevation: 2000-2500 ft. Elev.	



General Information

Type: **Office**
 Secondary Type: **Showroom/Office**
 Documents: **Brochure, Plat**
 Restrictions: **N/A**

Restrictions Rmks: **None**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1952**
 Construct Status: **Complete**
 Prop Compl Date:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units: **1**
 # of Rentals: **1**
 # of Stories:
 Baths Total: **2.00**

Additional Information

Prop Fin: **Cash, Conventional**
 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, Fixtures, Land**
 In City: **Yes**
 \$/Acre: **\$1,482,143**
 Potential Income:

Square Footage

Min Sqft Avail: **2,413**
 Max Sqft Avail: **2,413**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:
 Garage Sqft:
 Total: **2,413**

Recent: **03/30/2020 : NEWs : ->ACT**

		Features	
Total Parking: 16	# of Docks:	# Drive In Doors:	Rail Service: No
Other Parking: 16 Lined parking spaces.			
# Bays:		Flooring: Carpet, Laminate Wood, Tile, Vinyl, Wood	
Sprinkler: None		Floor Rvalue:	
Fixtures Exceptions: No		Wall Rvalue:	
Foundation: Crawl Space, g-Sealed Crawl Space			
Construction: Block, Brick			
Roofing: Architectural Shingle			
Access: City Street			
		Utilities	
Heating: Central, Electric, Gas	Cooling: Central		
Utilities: Cable, City Sewer, City Water, Electricity, Gas, Telephone			
		Remarks	

Public Remarks: **Great opportunity to purchase a single/dual tenancy building in downtown Black Mountain's Central Business District right across from the Post Office. The town zoning code allows for a wide range of commercial and residential applications in the CBD. The building could be modified for a combination of uses including office, retail, live/work or short term rental. There are 8 individual offices, plus an entry/waiting room, conference room, kitchen, 2 bathrooms, storage room, a bonus area and a sealed crawlspace. A portion of the property is of more recent construction and has vaulted ceilings. Minimal updating to the building would modernize and polish the space. The HVAC is a split system - seller just installed a new gas furnace/air conditioner so both units are updated. Commercial sized gutters were also recently added. There are 16 lined parking spaces and a recorded easement across the neighboring property for access to the rear lot.**

Directions: **From Asheville: I-40 East to exit 64. Take left onto highway 9. Cross Railroad tracks and take right onto Sutton Avenue. Take Left onto South Richardson. Property on right with black sign.**