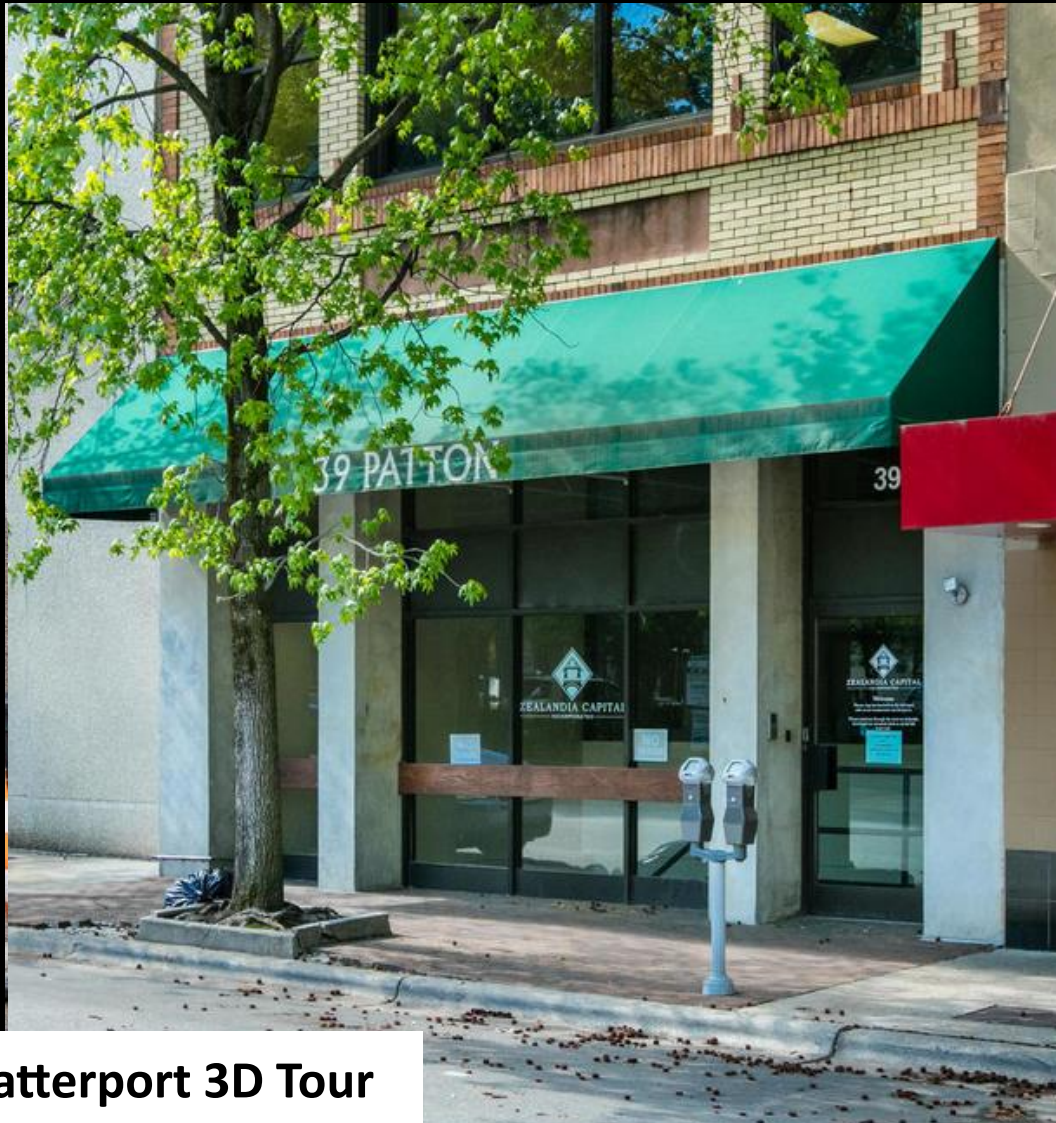


# 39 Patton Avenue, Asheville



Click [HERE](#) for Matterport 3D Tour

THE  
REAL  
ESTATE  
CENTER

Jay Lurie  
Cell: 828-216-8462  
Office: 828-255-4663  
Lurie.Jay@gmail.com  
159 S Lexington, Asheville, NC 28801  
www.recenter.com



# Executive Summary

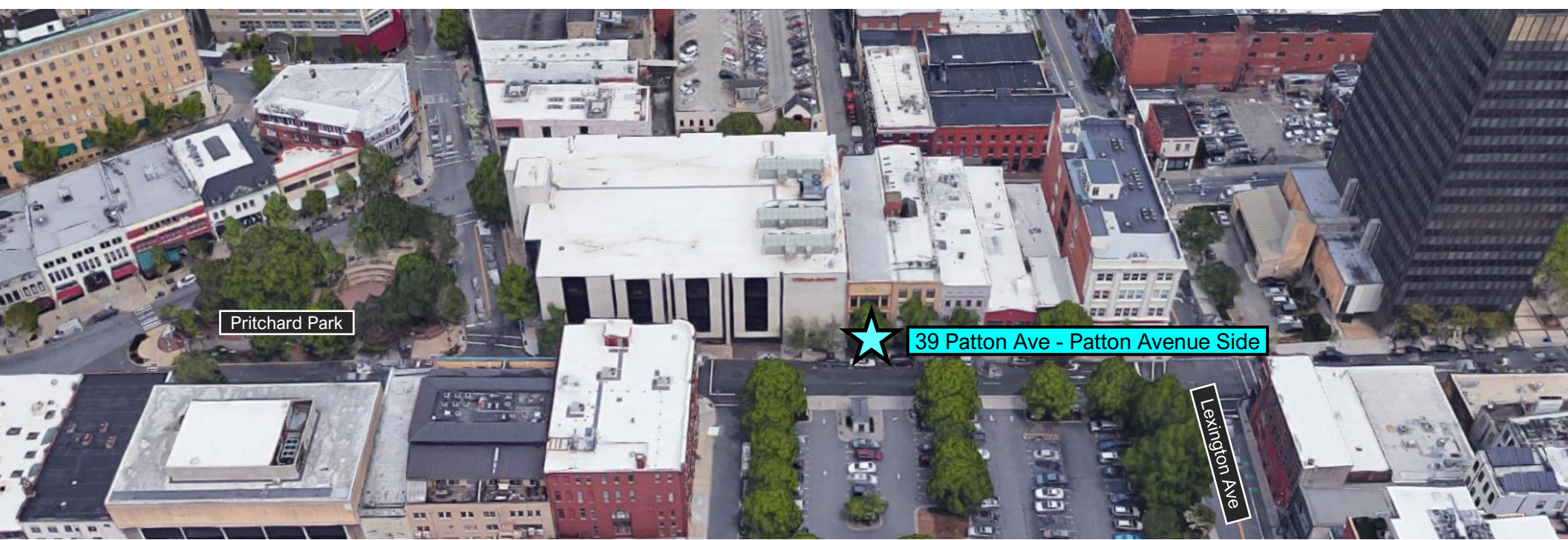
## PROPERTY DETAILS

- Asking price \$2,895,000
- 14,732 TOTAL SF
- 11,248 heated SF
- 4 levels plus mezzanine
- CBD zoning
- Built in 1928
- Renovated in 1982
- 4 bathrooms
- 2 vestibules; one at each entry
- Heat pump with A/C
- Recessed fluorescent lighting
- Stippled and acoustic tiled ceilings
- Brick and concrete foundation

## PROPERTY OVERVIEW

Central Downtown Building For Sale!!! Incredible opportunity for a mixed use re-development opportunity. This building is situated in the heart of downtown offering commercial use off both Patton Ave. and College St. With over 14,000 SF and roof top access with views of Grove Park Inn, this property is perfect for an office end-user or an investor / developer.









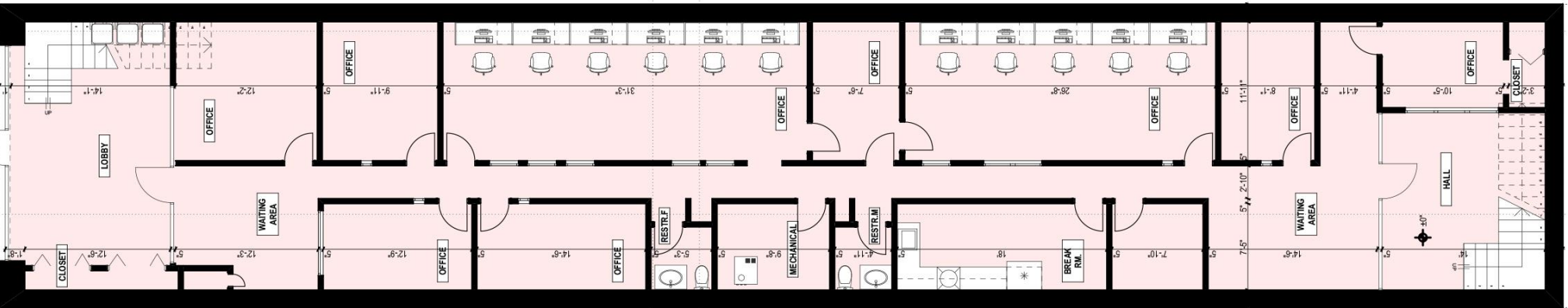








# FIRST FLOOR: 3467 SF

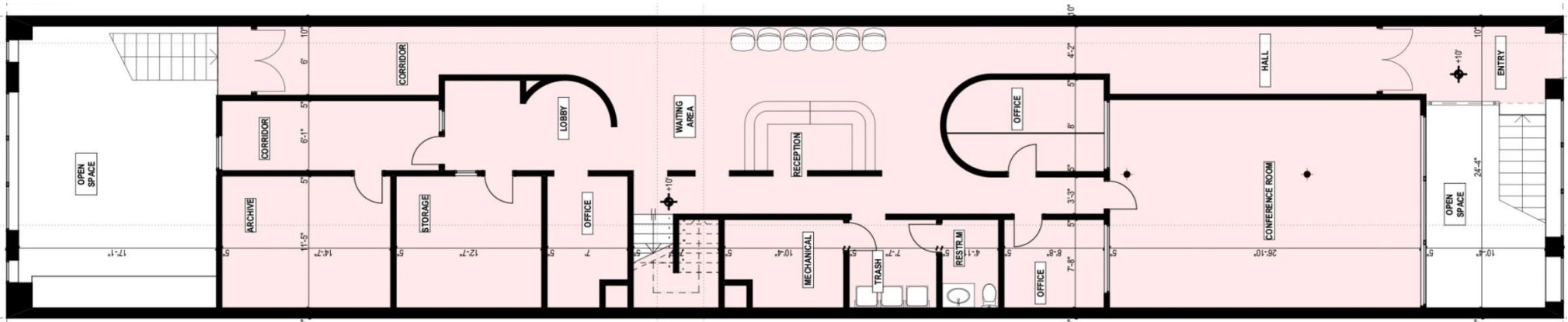
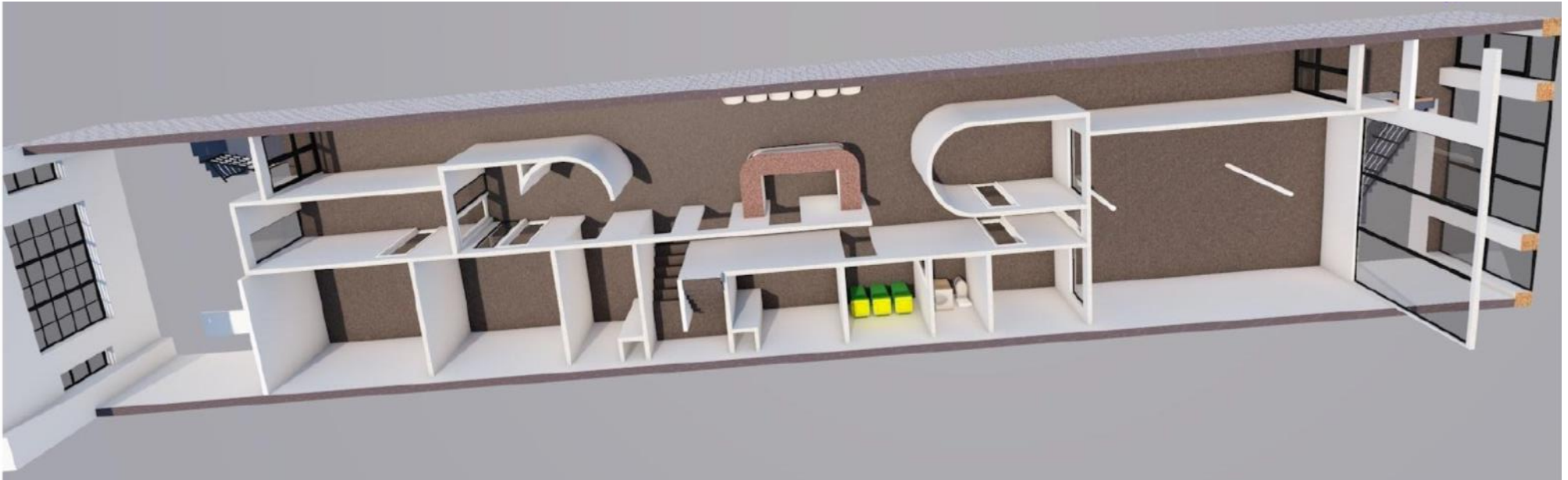


COLLEGE STREET

PATTON AVENUE



# SECOND FLOOR: 2789 SF

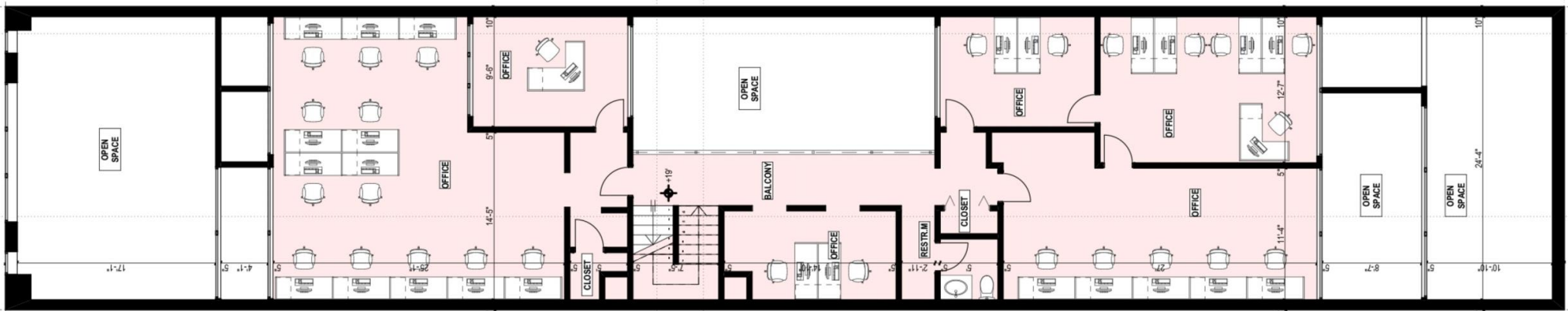
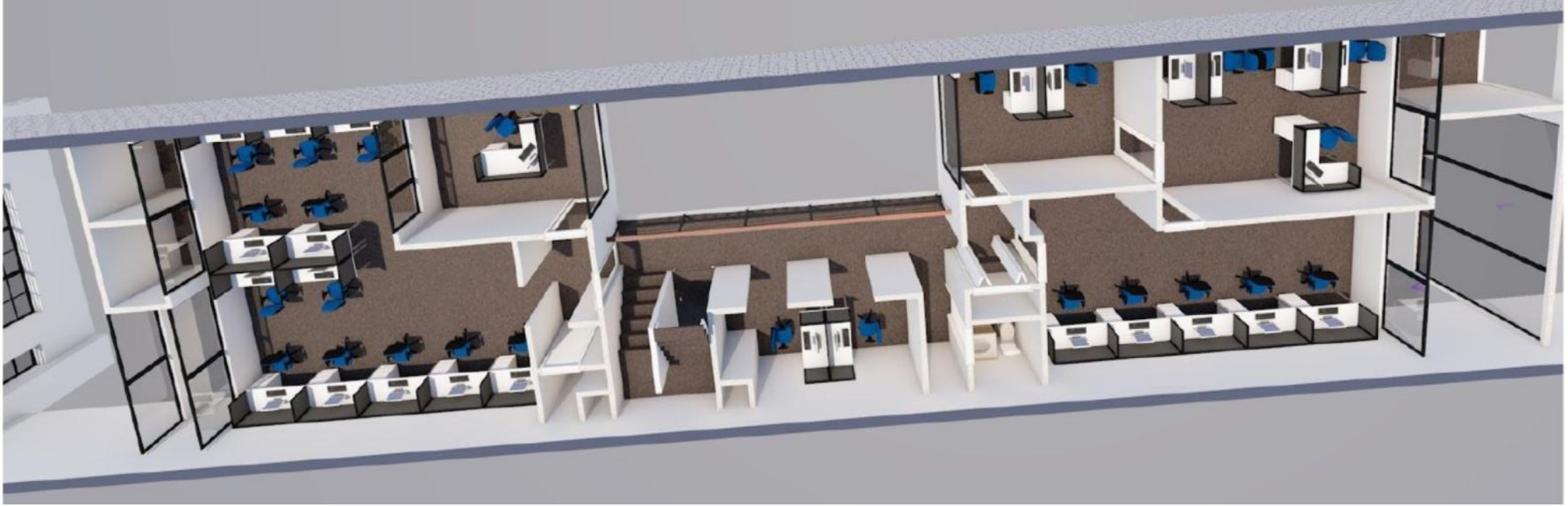


COLLEGE STREET

PATTON AVENUE



# MEZZANINE FLOOR: 2030 SF

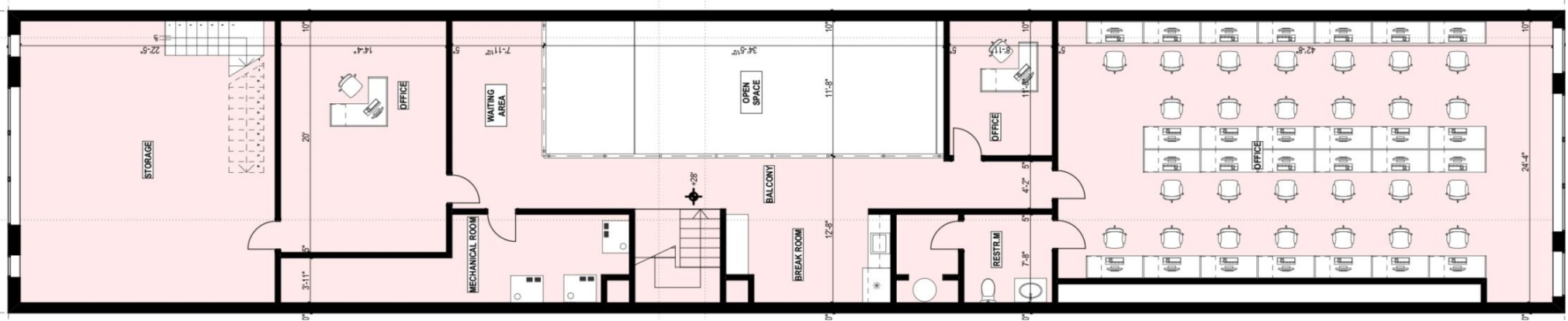
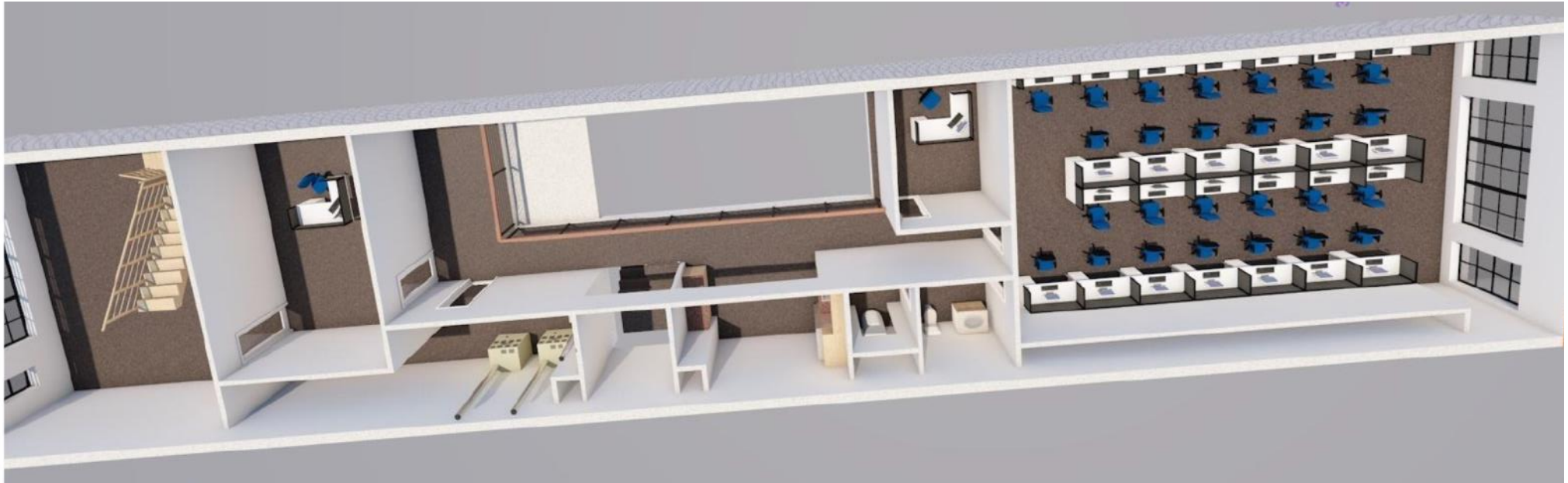


COLLEGE STREET

PATTON AVENUE



# THIRD FLOOR: 2962 SF

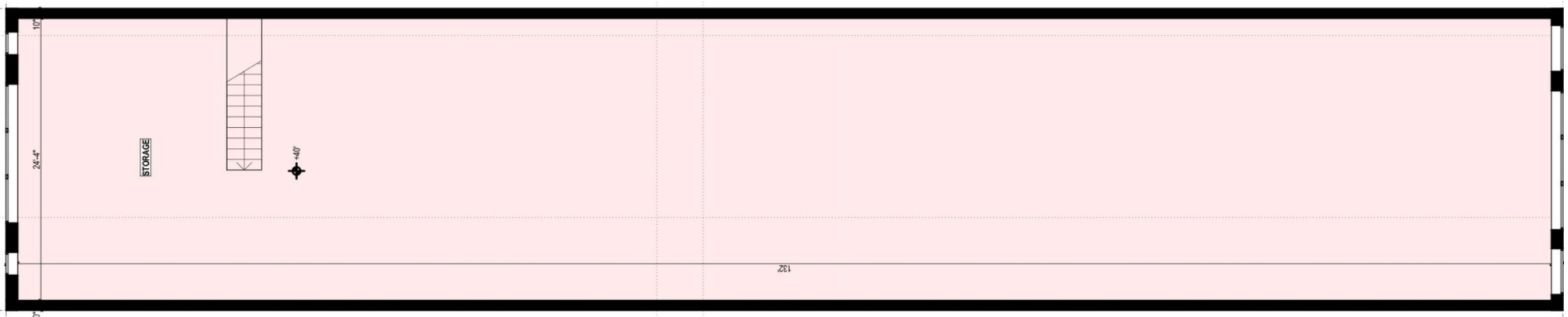
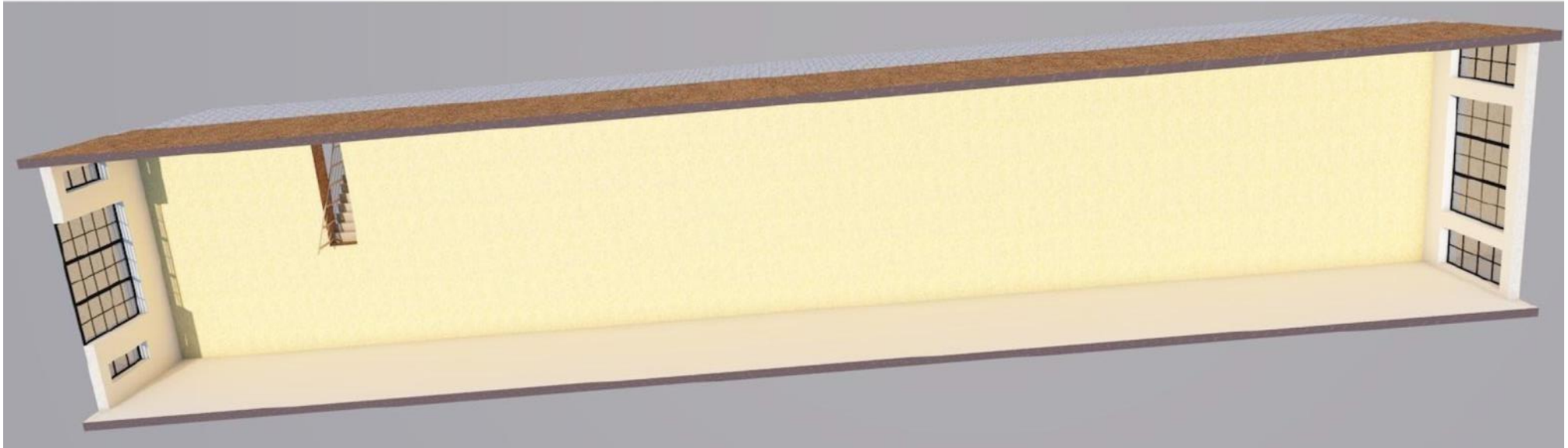


COLLEGE STREET

PATTON AVENUE



# FOURTH FLOOR (UNHEATED): 3484 SF



COLLEGE STREET

PATTON AVENUE



## Cross Property Client Full

### 39 Patton Avenue, Asheville NC 28801-3314

MLS#: <b>3616762</b>	Category: <b>Commercial</b>	Parcel ID: <b>9649-30-8366-00000</b>	List Price: <b>\$2,895,000</b>
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>	
Project Name:	Tax Value: <b>\$1,055,400</b>	Zoning Desc:	
Zoning: <b>CBD</b>		Deed Reference: <b>5031-300</b>	
Road Front:		Cross Street: <b>Church Street</b>	
Legal Desc: <b>5031/0300</b>			
Approx Acres: <b>0.08</b>	Approx Lot Dim:	Flood Plain:	
Comm Loc: <b>Central Business District</b>		Elevation:	



#### General Information

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

#### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1928**  
 Construct Status:  
 Prop Compl Date:  
 Construction Type: **Site Built**  
 # of Bldgs: **1**  
 # of Units:  
 # of Rentals:  
 # of Stories: **4**  
 Baths Total: **4.00**

#### 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**  
 In City: **Yes**  
 \$/Acre: **\$36,187,500**  
 Potential Income:

#### Square Footage

Min Sqft Avail: **14,732**  
 Max Sqft Avail: **14,732**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**  
 Office Sqft:  
 Warehouse Sqft:  
 Garage Sqft:  
 Total: **11,248**

Recent: **05/08/2020 : NEWS : ->ACT**

#### Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
# Bays:		Flooring: <b>Carpet, Tile</b>	
Fixtures Exceptions: <b>No</b>		Wall Rvalue:	
Foundation: <b>Brick, Concrete</b>			
Construction: <b>Brick</b>			
Roofing: <b>Rolled Rubber</b>			
Access: <b>City Street</b>			

#### Utilities

Heating: <b>Central</b>	Cooling: <b>Central</b>
	Remarks:

Public Remarks: **Central Downtown Building For Sale!!! Incredible opportunity for a mixed use re-development opportunity. This building is situated in the heart of downtown offering commercial use off both Patton Ave. and College St. With over 14,000 SF and roof top access with views of Grove Park Inn, this property is perfect for an office end-user or an investor / developer.**

Directions: **Downtown Asheville on Patton Avenue, between Church Street and South Lexington Avenue.**