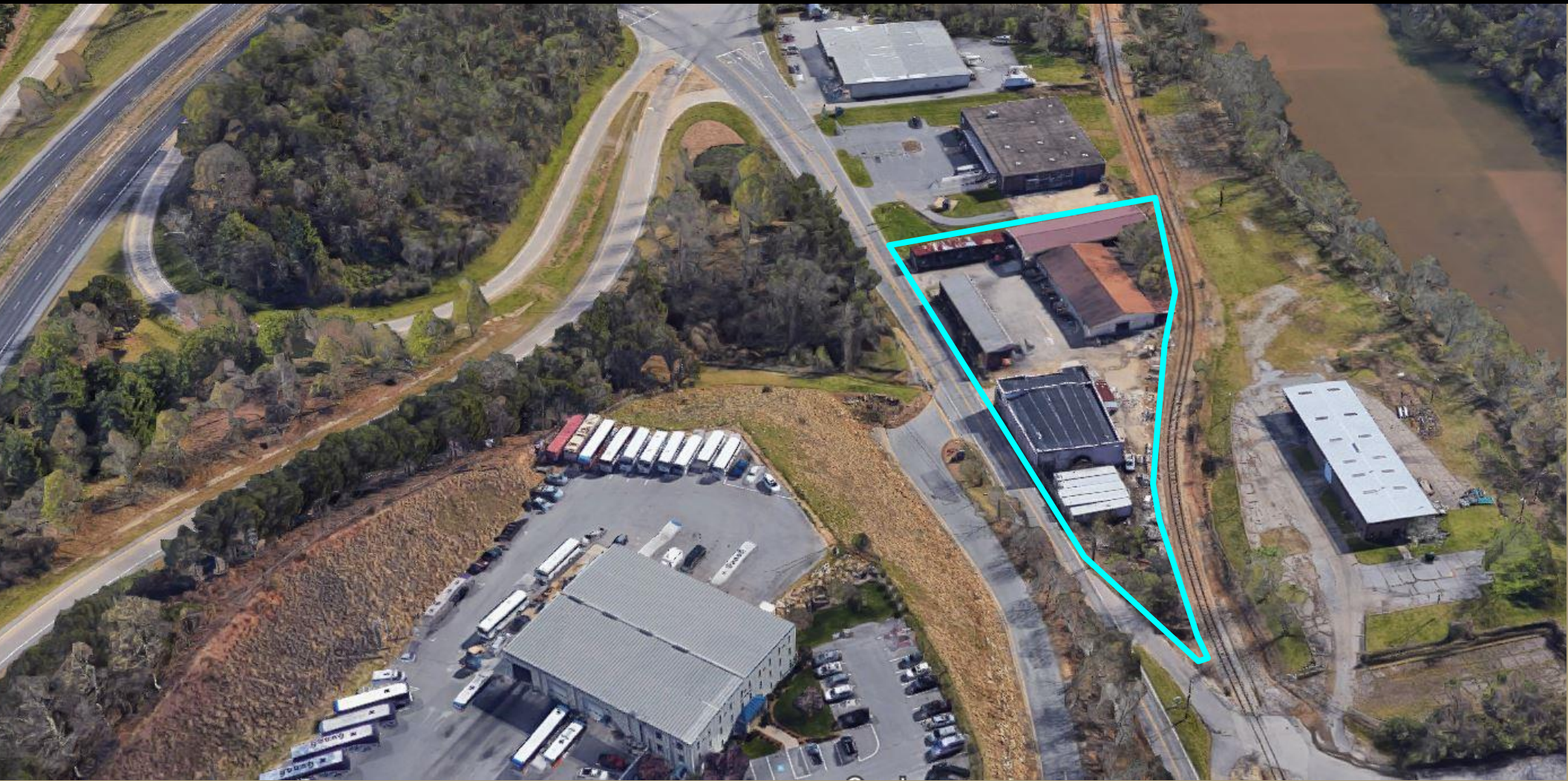


# *860 Riverside Drive, Woodfin*



THE  
REAL  
ESTATE  
CENTER

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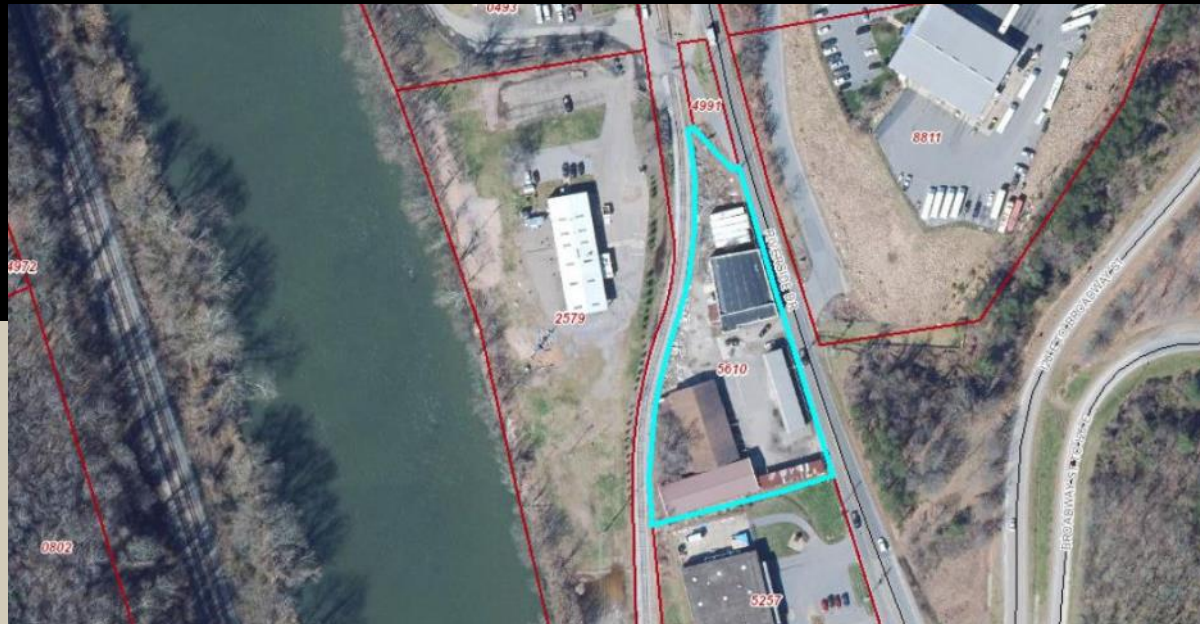
# *Executive Summary*

## PROPERTY DETAILS

Zoning	CS
Location	Woodfin/Asheville-River
Taxes	\$5103
Buildings	Multiple structures to include a metal building, some wood structures w/ roofs for storage and a brick building w/ mezzanine
Lot Size	1.46 acres

## PROPERTY OVERVIEW

Redevelopment opportunity w/ many options/uses along high traffic location along the Woodfin Greenway/Blueway. Located just outside city limits so potential for hotel/lodging/STR. Adjacent to Zillicoa Brewery, down the street from Ramp Studios (100,000 SF of artist, brewery and other maker space tenants). Also near by Silverline Park and proposed Woodfin Wave Whitewater Park. Several structures on site. Main brick building has tons of character features high barrel ceilings and a mezzanine which has potential for vacation rentals, studios, brewery etc. Access to rail line directly behind property. Property is in flood plain.























Zillicoah Beer Co.



860 Riverside Drive



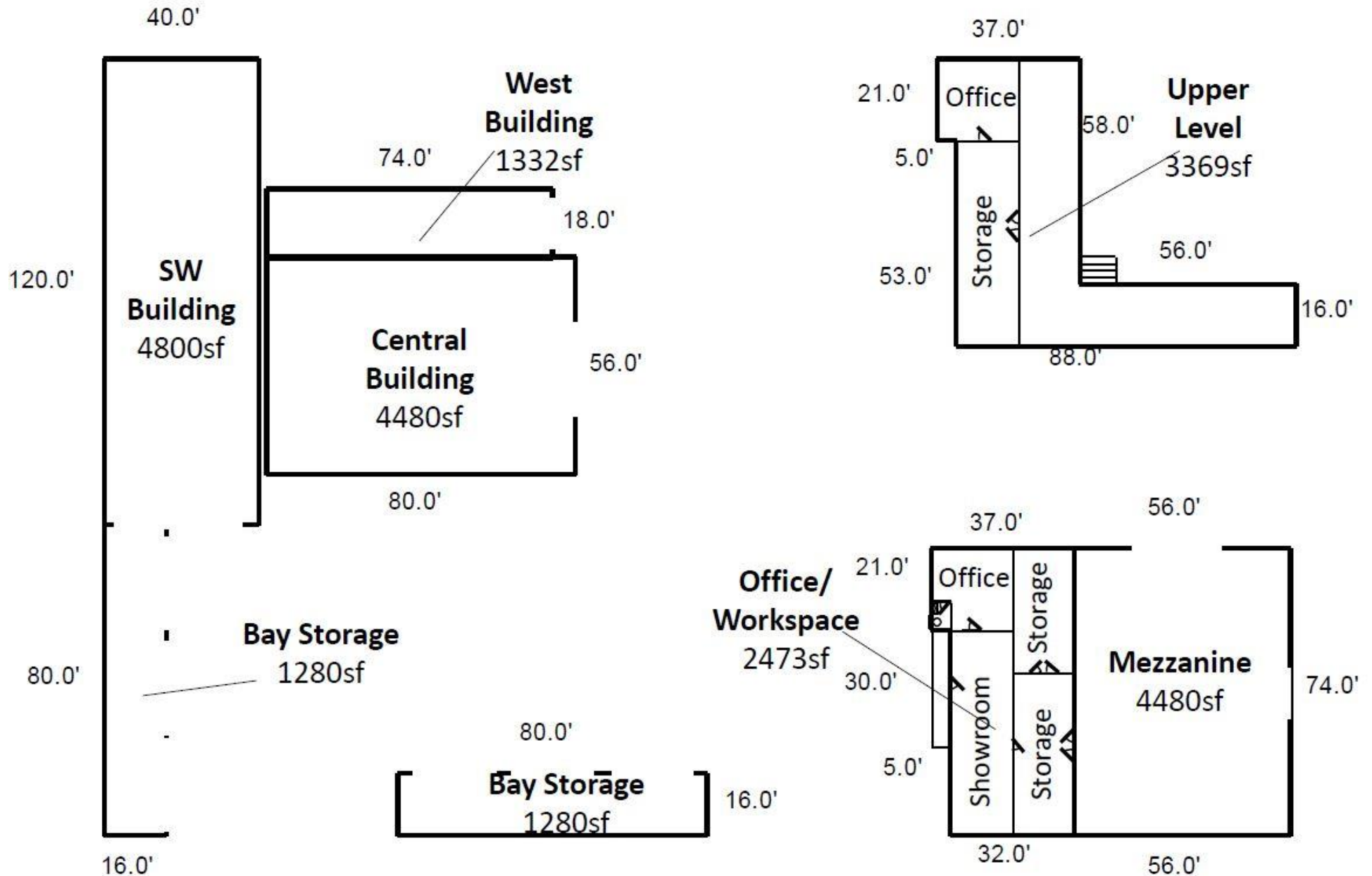
RAMP Studios



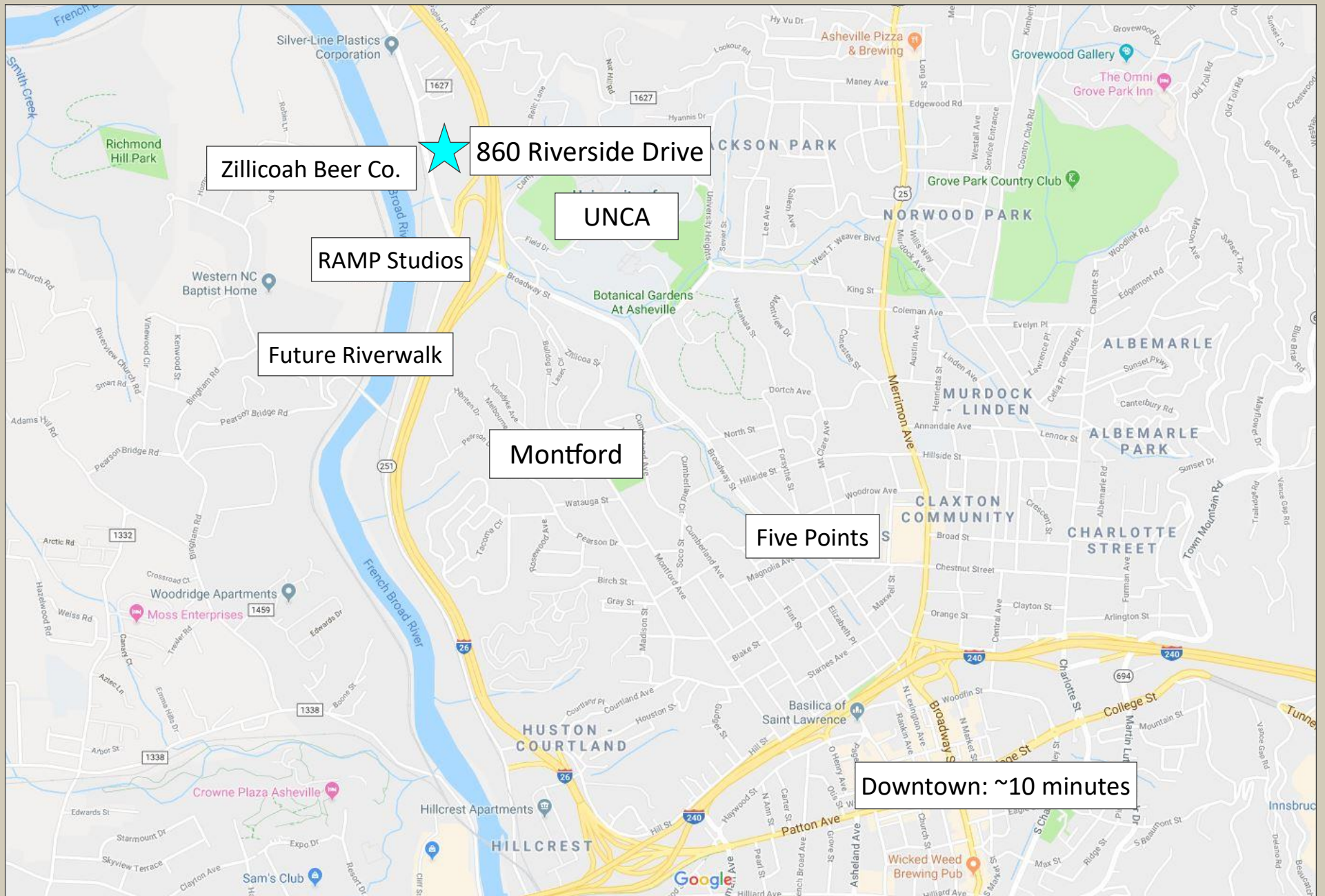
Bumcombe County GIS Image

UNCA

# 20,598sf of Space Under Roof







Zillicoah Beer Co.



860 Riverside Drive

UNCA

RAMP Studios

Future Riverwalk

Montford

Five Points

Downtown: ~10 minutes



# *Upcoming Woodfin Recreation Projects*



*Silver-Line Park*



*Woodfin Blueway and Greenway*



*Whitewater Wave Park*



## Cross Property Client Full

**860 Riverside Drive, Asheville NC 28801**

MLS#: <b>3679669</b>	Category: <b>Commercial</b>	Parcel ID: <b>9639-78-5610-000</b>	List Price: <b>\$1,500,000</b>
Status: <b>Active</b>	Tax Location: <b>Asheville</b>	County: <b>Buncombe</b>	
Project Name:	Tax Value: <b>\$532,100</b>	Zoning Desc:	
Zoning: <b>CS</b>		Deed Reference: <b>3852/0526</b>	
Road Front:		Cross Street:	
Legal Desc: <b>PIN#9639.78.5610.00000</b>			
Approx Acres: <b>1.46</b>	Approx Lot Dim:	Flood Plain:	
Comm Loc: <b>Freestanding, Other</b>		Elevation:	



### General Information

Type: **Warehouse/Office**  
 Secondary Type: **Free Standing Retail**  
 Documents:  
 Restrictions: **N/A**

Restrictions Rmks: **zoning**

### Bldg Information

New Const: **No**  
 Builder:  
 Year Built: **1955**  
 Construct Status:  
 Prop Compl Date:  
 Construction Type: **Site Built**  
 # of Bldgs:  
 # of Units:  
 # of Rentals:  
 # of Stories:  
 Baths Total:

### Listing Information

Trans Type: **For Sale or Lease**  
 Sale/Lease Incl: **Building**  
 In City: **No**  
 \$/Acre: **\$1,027,397**  
 Potential Income:

### Square Footage

Min Sqft Avail: **14,000**  
 Max Sqft Avail: **14,000**  
 Min Lse\$/Sqft: **\$0.00**  
 Max Lse\$/Sqft: **\$0.00**

Office Sqft:  
 Warehouse Sqft:  
 Garage Sqft:

Total:

### Additional Information

Prop Fin: **Cash, Conventional, Other - See Media/Remarks**  
 Assumable:  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

### Features

Total Parking:	# of Docks:	# Drive In Doors:	Rail Service:
# Bays:		Flooring: <b>Concrete, Wood</b>	
Fixtures Exceptions: <b>No</b>		Wall Rvalue:	
Foundation: <b>Concrete</b>			
Construction: <b>Brick, Metal, Wood</b>			
Access:			

### Utilities

Heating: <b>Other</b>	Cooling: <b>Other</b>
Utilities: <b>City Sewer, City Water, Gas</b>	

### Remarks

Public Remarks: **Redevelopment opportunity with many options on high traffic location in Woodfin River Arts District along the Woodfin Greenway/Blueway. Across the street from the French Broad River, adjacent to Zillicoa Brewery, down the street from Ramp Studios (100,000 SF of artist, brewery and other maker space tenants) and close to the Silverline Park and proposed Woodfin Wave Whitewater Park. 3 buildings on property, one of which can be used as-is, or redevelop all. Main brick building features high barrel ceilings and a mezzanine, making it perfect for a brewery. Other possibilities include retail, hotel or industrial. Access to rail line directly behind property. Property is in flood plain. Property is also for lease, \$5000 NNN.**

Directions: **Property is located 1.8 miles from downtown Asheville. From Downtown, take Lexington Avenue North. Lexington will become Broadway, and then Riverside Drive. 860 will be on your left. Or, take I-26 North of Asheville to the UNCA/Broadway exit, turn left onto Broadway which turns into Riverside Drive. Property will be on left.**