

1240 Brevard Road, Asheville



Click [HERE](#) for video link.

Executive Summary

Four unit commercial center on high growth, developing, commercial corridor, Brevard Road. Directly across the street from Discount Shoes and near popular Asheville Outlets. The property also neighbors the French Broad River, Bent Creek, and NC Arboretum.

TICAM Expenses

Taxes	\$3,005
Landscape	\$932
Insurance	\$1,345
Garbage	\$700
Common Area Utilities	\$360
TICAM / SF	\$0.90

- 7,000+ Square Foot Four-Unit Retail Center
- Current Tenants Include Bike Shop and Hair Salon
- 1 Suite Currently Vacant and Available for Lease
 - Unit 2: 2400 SF, \$2000/month NNN
- Units Separately Metered for Gas and Electric

Rent Roll

Unit	Tenant	Rent	Responsibilities	Expiration
1	Salon Enchanted	\$700	Landlord pays tax and insurance; tenant pays utilities	Month to Month
2	AVAILABLE	\$2000	NNN; TICAM \$158/month	Negotiable
3	Bike Street	\$1700	Landlord pays tax and insurance; tenant pays utilities	Month to Month
4	Leased	\$1400	NNN	08/31/2021



UNIT 1



UNIT 2



UNIT 3 (downstairs)



UNIT 4 (upstairs)



UNIT 1



UNIT 2



UNIT 3



UNIT 4







Additional Parcel Available



1240 Brevard Road



Discount Shoes

Morris Business Solutions

Morrison's Paperback
Palace, Guns & Ammo

BikeStreet

Salon Enchanted

Brevard Rd

191

191

191

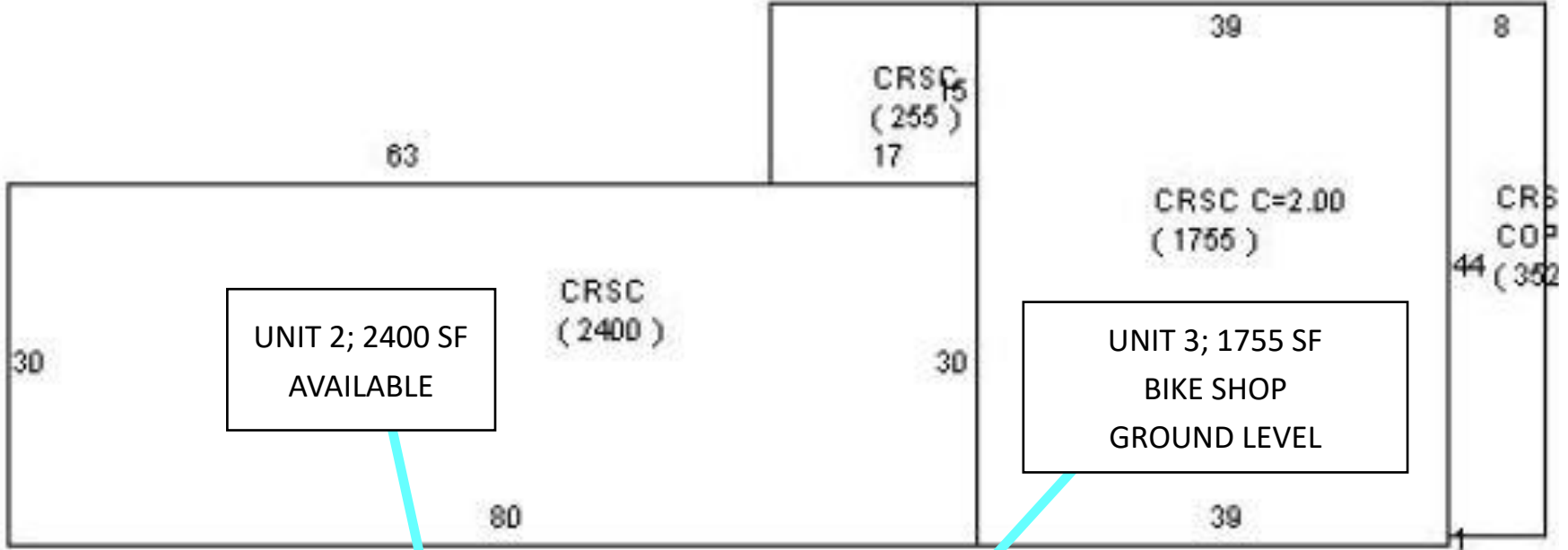
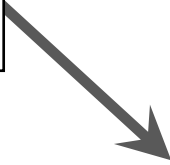
Brevard Rd

Brevard Rd

Faith Dr

Carolina Me

ENTRANCE TO UNIT 4
BACK PARKING LOT

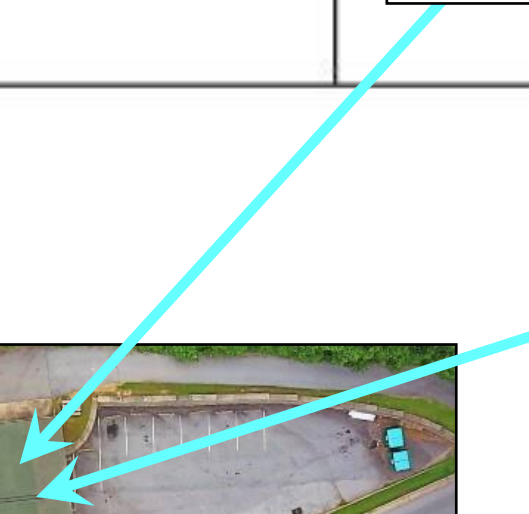
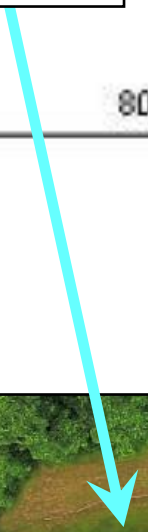


UNIT 2; 2400 SF
AVAILABLE

UNIT 3; 1755 SF
BIKE SHOP
GROUND LEVEL

UNIT 4; 1755 SF
UPPER LEVEL - LEASED
ABOVE UNIT 3

UNIT 1; 900 SF
SALON



30

30

80

63

CRSC
(255)
17

39

8

CRSC C=2.00
(1755)

CRS
COP
44 (352)

39

1

UNIT 1; 900 SF
SALON

ADJACENT LAND PARCEL AVAILABLE FOR \$300,000

