

116 Cherry Street, Black Mountain



— THE —
**REAL
ESTATE**
— CENTER —

PROPERTY WEBSITE
VIRTUAL TOUR

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Executive Summary



\$875,000

- ⇒ Prime Black Mountain location with high visibility
- ⇒ Black Mountain Historic District
- ⇒ Converted home is currently the location Painted Porch Gallery which has artistic offerings and a wine and beer garden
- ⇒ Approximately 0.18 acres
- ⇒ 1660 SF
- ⇒ Amazing long range views of the surrounding mountains
- ⇒ The entire building and grounds have been extensively remodeled and re-landscaped (full renovation list on next page)
- ⇒ Access to the foundation/crawl space is convenient and makes an addition of plumbing such as a new bathroom on the main floor feasible.
- ⇒ The outdoor space has been beautifully redone with stone patios, composite decking, front and rear fencing, and an amazing covered front porch which can be enclosed if needed.
- ⇒ All restaurant equipment is included.
- ⇒ MLS# 4033399

Updates since 2018

New Natural Gas Furnace 2023 (Aire Serve of WNC)

- Completely renovated commercial kitchen – all new commercial appliances 2022
- Built in, walk in beer cooler with 15 tap wall tap
- Commercial Barback cooler
- Commercial Reach in Retail Refrigerator
- Commercial Refrigerated Countertop Bakery Case
- Old defunct building removal
- Remaining block wall / retaining wall for adjacent parking lot was filled with concrete (grout) for retention and stability
- All new back and front yard grading / landscaping / rock wall, rock patios and rock drainage trench with in ground drainage pipes from under back deck and drain catch in front yard, all flowing out through the front street rock retention wall
- New stairs and rails from street to porch
- New picket fence in front and composite board fence in back yard with locked gate
- Live edge bar top installed on front porch entire length
- New (2023) commercial fire rated removable flap style porch enclosure and electric porch heaters
- New electric extendable awnings on length of front porch (2 – 20' awnings with remotes)
- New slab in back side yard for potential building or events
- Electrical wiring and outlet upgrades in 90% of the house
- New composite board deck in the back
- Grading and hardscaping of entire back yard area with large rock retaining walls
- Entire attic is lined with hard spray foam insulation
- New 8x8 shed on back deck fully insulated and lined with FRP board – ready for a window a/c and cool bot system, which can be used for cold beer storage and an outdoor tap wall
- New internet cable wiring
- New / updated PEX plumbing lines in crawl space
- New Tankless natural gas hot water heater
- New undercounter commercial dishwasher / glass washer
- New 36" natural gas commercial stove
- New commercial counter height freezer
- New commercial refrigerated prep top sandwich cart / refrigerator
- New reach in commercial refrigerator
- New commercial stainless mop sink, hand sink and 3 bay sink
- New stainless kitchen work tables and shelves
- New under counter glass front retail drink refrigerator
- Nuovo Simonelli Aurelia II commercial espresso machine – refurbished 2020, serviced regularly
- Commercial Espresso grinder
- Commercial coffee machine and commercial 2 bay grinder, extra additional 1 bay grinder upstairs, not in use
- Commercial ice machine
- Roof is less than 10 years old

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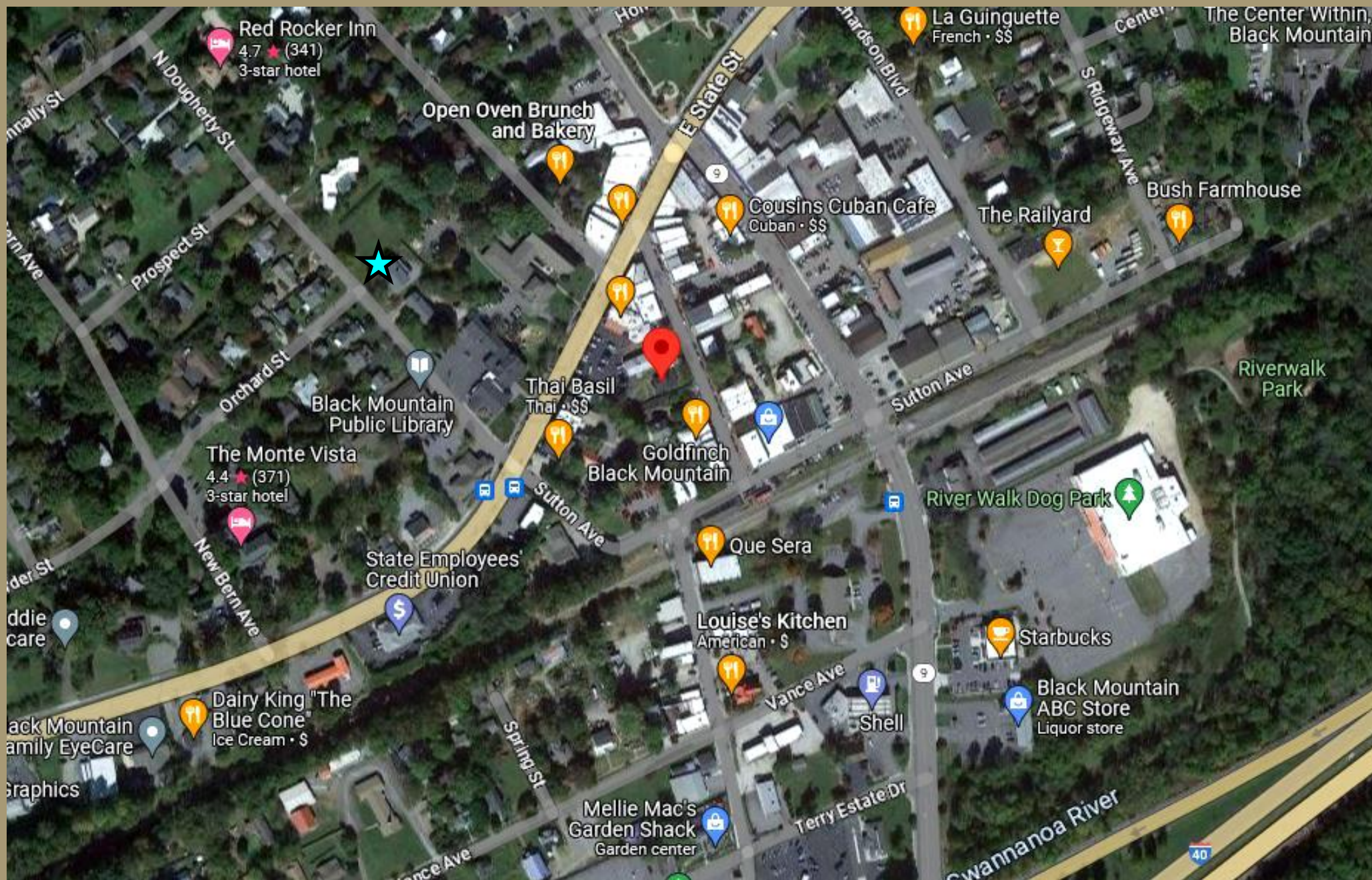
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Nearby Amenities



116 Cherry Street, Black Mountain, North Carolina 28711-3425

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List Price: **\$875,000**

MLS #: **4033399** Category: **Commercial Sale** County: **Buncombe**
 Status: **ACT** City Tax Pd To: **Black Mountain** Tax Val: **\$416,400**
 Subdivision: Project:
 Zoning Spec: **CB** Zoning: **CB**
 Parcel ID: **0619-35-1794-00000** Deed Ref: **5792-2000**
 Legal Desc: **Deed Date:07/23/2020 Deed:5925-1854 Lot:B Plat:0168-0171**
 Apprx Acres: **0.18** Apx Lot Dim:
 Lot Desc: **Sloped**
 Elevation: **2000-2500 ft.**
 Comm Loc: **Central Business District, Freestanding**



General Information

Type: **Food Service**
 Second Type: **Business, Commercial, Free Standing Retail, Retail, Showroom/Office, Special Purpose**
 Sale/Lse Inc: **Building, Equipment, Fixtures, Land**
 Documents: **Aerial Photo, Brochure**
 In City: **Yes**
 Restrictions: **N/A**
 Restrict Cmnts: **None**

Listing Information

Lse Consider: **No**

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1914**
 Const Status: **Completed**
 Const Type: **Site Built**
 # of Bldgs: **1**
 # of Rentals:
 # of Units: **1**
 Baths Total: **1**
 # of Stories: **2**

Square Footage

Total: **1,660**
 Min SF Avail: **1,660**
 Max SF Avail: **1,660**
 Min Lse#/SF: **\$0.00**
 Max Lse\$/SF: **\$0.00**
 Office SqFt:
 Warehouse SF:
 Garage SF:

Additional Information

Rail Service: **No** Road Front:
 Prop Finance: **Cash, Conventional, Owner Financing**
 Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Lsd Consdr: **No** Flood Pl: **No**

Features

Lot Description: **Sloped**
 Waterbody Nm:
 View: **City, Long Range, Mountain(s), Year Round**
 Fixtures Except: **No**
 Foundation: **Crawl Space**
 Fencing: **Back Yard**
 Accessibility:
 Exterior Cover: **Aluminum**
 Road Surface: **Paved**
 Roof: **Architectural Shingle**
 Security Feat:
 Utilities: **Cable Available, Electricity Connected, Natural Gas, Phone Connected, Wired Internet Available**
 Floors: **Wood**

Lake/Wtr Amen: **None**
 Doors:
 Basement Dtls: **No**
 Fireplaces:
 2nd Living Qtr:
 Construct Type: **Site Built**
 Road Frontage: **City Street**
 Patio/Porch:
 Other Structure: **Outbuilding**
 Inclusions: **Building, Equipment, Fixtures, Land**

Utilities

Sewer: **Public Sewer** Water: **City Water**
 Heat: **Electric, Forced Air, Natural Gas** Cool: **Central Air, Ductless/Mini-Split System**
 Restrictions: **N/A - None**

Association Information

Subject to HOA: **None** Subj to CCRs: **No**

Remarks Information

Public Rmrks: **Located in the Historic District of Black Mountain this converted home is currently the location painted porch gallery which has artistic offerings and a wine and beer garden with amazing long range views of the surrounding mountains. The lot is larger than most in this part of Black Mountain and reportedly can be subdivided. The entire building and grounds have been extensively remodeled and re-landscaped with a list of updates included as an attachment in the brochure. Access to the foundation/crawl space is convenient and makes an addition of plumbing such as a new bathroom on the main floor feasible. The outdoor space has been beautifully redone with stone patios, composite decking, front and rear fencing, and an amazing covered front porch which can be enclosed if needed. All restaurant equipment is included. Please do not enter the property during business hours for a real estate showing. Showings Monday and Tuesday all day. Wednesday - Sunday before 11:00**

Directions: **Exit 64. North towards town. Left on Sutton. Right on Cherry. On the left.**

Listing Information

DOM: **2** CDOM: **2** Slr Contr:
 UC Dt: DDP-End Dt: LTC: