



Greg Palombi

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PROPERTY FEATURES

US 70 Highway, Swannanoa, NC 28778

9.6 acres +/- of CS Zoned property with an R2 Buffer at the top of the property in Swannanoa with frontage on Highway 70 approximately 6 Miles from downtown Asheville. Sewer line installation to Highway 70 frontage approved and to be completed by the end of 2023. Within 1 mile of the I 40 Interstate connector as well as 2 miles from shopping/groceries. Great location with zoning in place for a 50,000sf +/- manufacturing/industrial building as well as multi-family, medical, and other commercial uses. CS Zoning is one of Buncombe County's most permissive. The property slopes up from the road and is south facing with great long range views of the surrounding mountains. Water available at Highway 70.

List Price: 2,400,000

MLS#: 4086399

Parcel ID: 967868941100000 and 967878010000000

County: Buncombe

Acres: 9.60

Zoning: Commercial Service District (CS)

Commercial Service District is primarily intended to provide suitable locations for clustered commercial development to encourage the concentration of commercial activity in those specified areas with access to major traffic arteries, to allow for suitable noncommercial land uses. Such locations should currently have water and sewer services or be expected to have such services available in the future.

















































