

331 New Leicester Hwy



**8400 SF on 6.90 Acres
Offered at \$2,500,000**

- **Approx. 1100 ft of frontage on high growth 5 lane corridor**
- **One parcel contains a 2 level strip center**
- **Nearby anchors include CVS, Walgreens, and Super Ingles**
- **Great potential for commercial or mixed use development**
- **Approximately \$363,000/acre**
- **4 parcels in total**

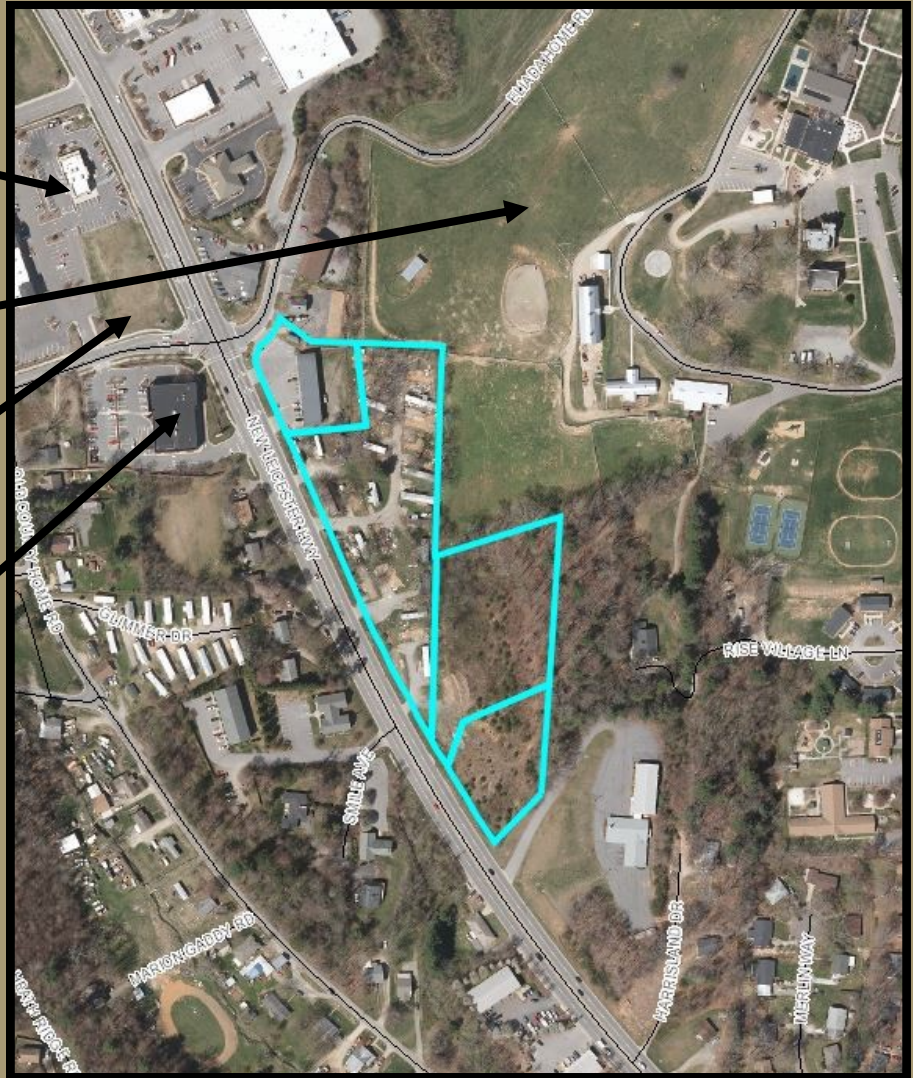
331 New Leicester Hwy

Zaxby's

Eliada Home

Dunkin Donuts

CVS





Approximately 865 ft of Frontage on New Leicester Hwy



Subway Restaurant



The Practical Outdoorsman



Cartridge Zone



Reef & Rainforest



Lower Level Spaces—4200 SF



Strip Center Sits on Corner with Traffic Light



Parcel # 2 - 2.98 acres



Parcel # 2 - 2.17 acres



Parcel # 3 - 2.17 acres



Parcel #4—.92 acres



High Growth Corridor

Property Details

The two level strip center located on parcel one contains seven rental units. The four units on the upper level are all currently occupied and are separately metered for electric and water. Three are on heat pump and one has a window unit. Two of the three lower units are occupied. Three lower units are used for storage. The unconditioned lower level has one restroom and one meter for electric and water. The structure itself is located on a corner with a traffic signal, has a metal roof, a dedicated parking lot and approximately 160 ft of frontage along busy New Leicester Hwy.

The four parcels combined are ideal for commercial, multi-family or mixed use development, have an approximate total of 1100 ft of frontage on New Leicester Hwy and enjoy close proximity to Super Ingles, Walgreens, CVS and Patton Avenue.

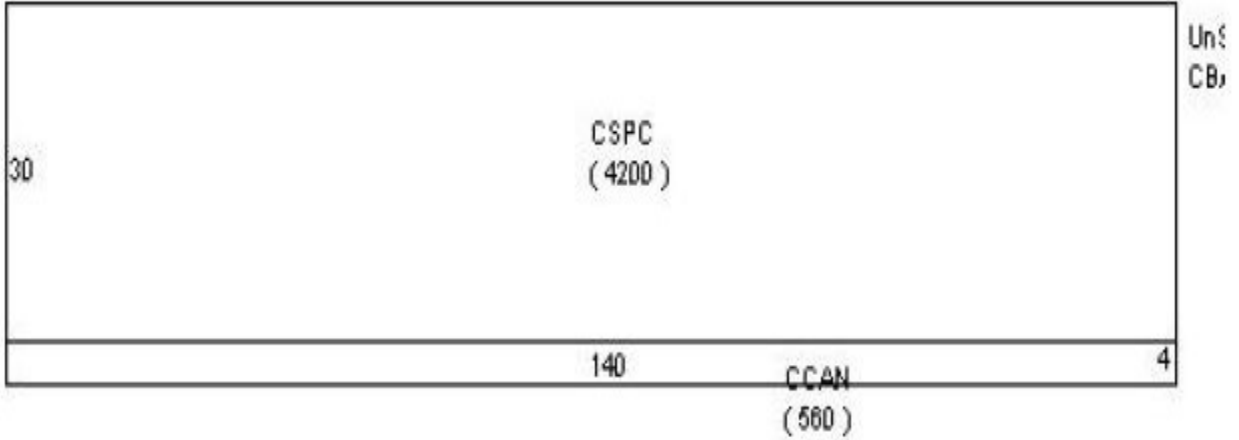
Upper Level

<i>Unit</i>	<i>Tenant</i>	<i>Rent</i>	<i>Type</i>	<i>Expiration</i>
A	Reef & Rainforest 331 New Leicester	\$1200/mo	Modified: Tenant to Pay Utilities Landlord to Pay Taxes/Insurance	2021
B	Cartridge Zone 329 New Leicester	\$600/mo	Modified: Tenant to Pay Utilities Landlord to Pay Taxes/Insurance	Month to month
C	Practical Outdoorsman 327 New Leicester	\$650/mo	Modified: Tenant to Pay Utilities Landlord to Pay Taxes/Insurance	Month to month
D	Subway 325 New Leicester	\$1255/mo	Modified: Tenant to Pay Utilities Landlord to Pay Taxes/Insurance	2022

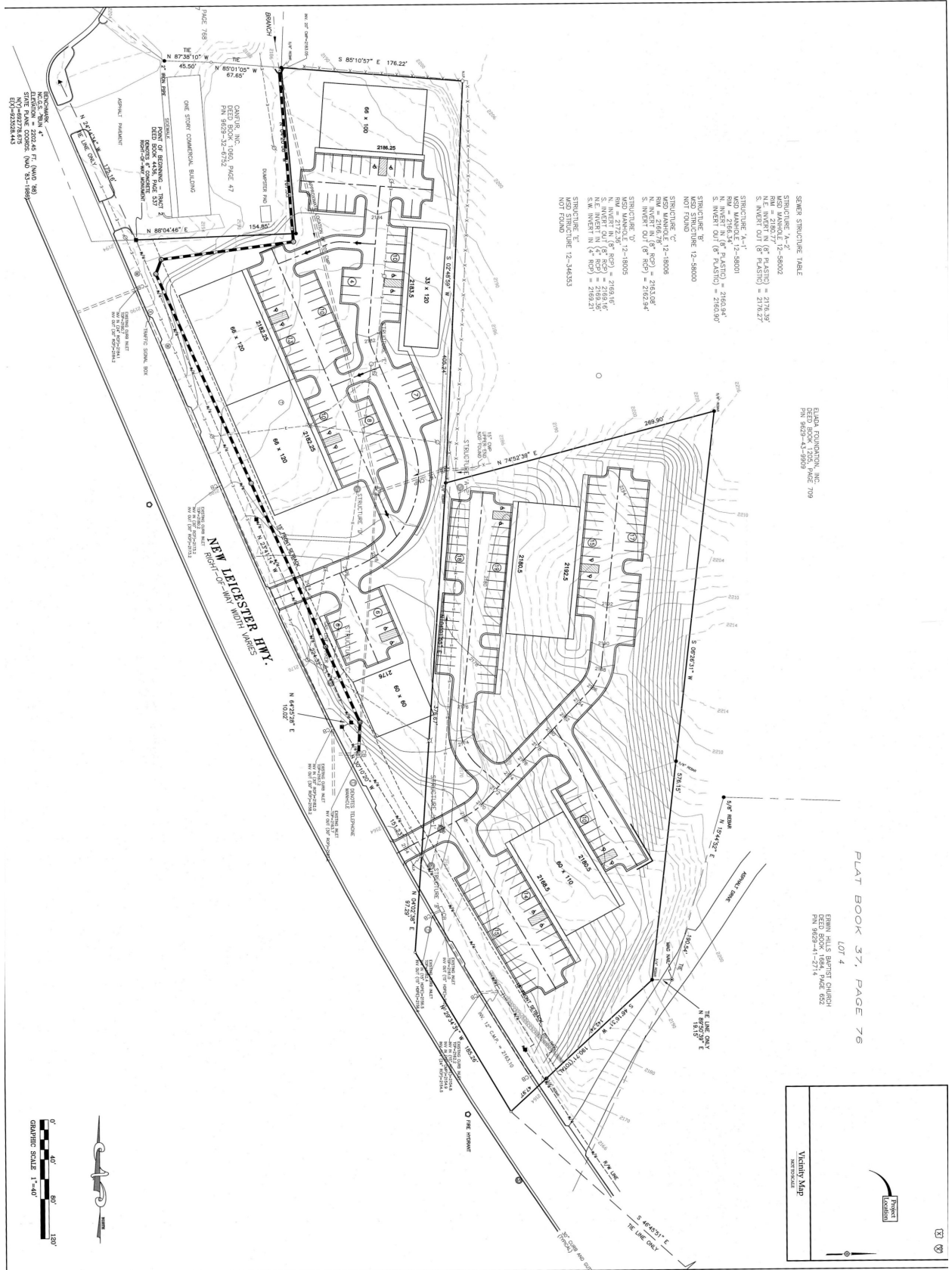
Lower Level

<i>Unit</i>	<i>Tenant</i>	<i>Rent</i>	<i>Type</i>	<i>Expiration</i>
A	Scooters	\$500/mo		
B	Vacant	\$600/mo		
C	Eliada Home	\$329/mo		

Strip Center Footprint



Section	SqFt	# Stories
COM UNFINISHED BASEMENT	4,200	1
STRIP SHOPPING C	4,200	1
COMMERCIAL CANOPY	560	1



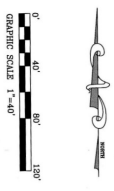
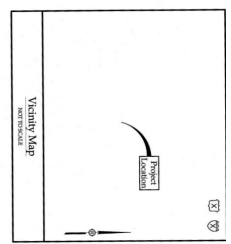
SEWER STRUCTURE TABLE

STRUCTURE	DESCRIPTION	COORDINATES
STRUCTURE A-1	MANHOLE 12-18008	N. 2162.77' (P PLASTIC) = 2178.37'
STRUCTURE A-2	MANHOLE 12-18009	S. 2162.77' (P PLASTIC) = 2178.27'
STRUCTURE B	MANHOLE 12-18001	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE C	MANHOLE 12-18002	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE D	MANHOLE 12-18003	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE E	MANHOLE 12-18004	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE F	MANHOLE 12-18005	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE G	MANHOLE 12-18006	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE H	MANHOLE 12-18007	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE I	MANHOLE 12-18008	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE J	MANHOLE 12-18009	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE K	MANHOLE 12-18010	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE L	MANHOLE 12-18011	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE M	MANHOLE 12-18012	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE N	MANHOLE 12-18013	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE O	MANHOLE 12-18014	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE P	MANHOLE 12-18015	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE Q	MANHOLE 12-18016	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE R	MANHOLE 12-18017	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE S	MANHOLE 12-18018	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE T	MANHOLE 12-18019	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE U	MANHOLE 12-18020	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE V	MANHOLE 12-18021	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE W	MANHOLE 12-18022	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE X	MANHOLE 12-18023	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE Y	MANHOLE 12-18024	N. 2162.97' (P PLASTIC) = 2163.97'
STRUCTURE Z	MANHOLE 12-18025	N. 2162.97' (P PLASTIC) = 2163.97'

GLAIA ENGINEERING, INC.
DEED BOOK 1205, PAGE 709
PIN 9025-43-2909

GLAIA ENGINEERING, INC.
DEED BOOK 1184, PAGE 652
PIN 9025-41-2714

PLAT BOOK 37, PAGE 76
LOT 4



Cross Property Client Full

331 New Leicester Highway, Asheville NC 28806-2020

MLS#: 3411276	Category: Commercial	Parcel ID: 9629-32-6752-0000	List Price: \$2,500,000
Status: Active	Tax Location: Asheville	County: Buncombe	
Project Name:	Tax Value: \$563,500	Zoning Desc:	
Zoning: HB		Deed Reference: 5347/712, 4436/53	
Road Front: 1,100		Cross Street:	
Legal Desc: 6.90 acres and all improvements in Buncombe County; Deed bk/Pg 4436/532 and 5347/712		Flood Plain: No	
Approx Acres: 6.90	Approx Lot Dim:	Elevation:	
Comm Loc: Corner, Freestanding, Other, Shopping Center			



General Information

Type: **Retail Center**
 Secondary Type: **Showroom/Office**
 Documents:
 Restrictions: **None**
 Restrictions Rmks: **None**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Ind: **Building, Land**
 In City: **No**
 \$/Acre: **\$362,319**
 Potential Income:

Bldg Information

New Const: **No**
 Builder:
 Year Built: **1971**
 Construct Status:
 Construction Type: **Site Built**
 # of Bldgs: **1**
 # of Units: **7**
 # of Rentals: **8**
 # of Stories: **2**
 Baths Total: **5.00**

Square Footage

Total: **4,200**
 Min Sqft Avail: **8,400**
 Max Sqft Avail: **8,400**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:

Additional Information

Prop Fin: **Cash/Only, Conventional, Personal Loan**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Recent: **07/18/2018 : NEWS : ->ACT**

Lake/Water Amenities: None	<u>Features</u>		
Total Parking: None	# of Docks:	# Drive In Doors:	Rail Service: No
# Bays:		Flooring: Other, Tile	
Foundation: Basement, Basement Outside Entrance			
Construction: Block, Brick			
Miscellaneous: Other			
Roofing: Metal			
Access: 4 Lane Highway, Paved Road, State Highway			

Heating: Electric, Individually Metered, Other	<u>Utilities</u>		
Utilities: City Sewer, City Water	Cooling: Central, Individually Metered, Window, Other		

Subject To HOA: No	<u>Association Information</u>		
Confirm Spcl Assess: No	Subject to CCRs: No	Proposed Spcl Assess: No	
	<u>Remarks</u>		

Public Remarks: **4 parcels w/ approx. 1100 ft of frontage along high growth New Leicester Hwy, suitable for Commercial, Multi-Family or Mixed Use Development. Parcel one is a two level strip center w/7 rental units. The four units on the upper level are all currently occupied and are separately metered for electric and water. 2 of the 3 lower units are occupied. 3 lower units are used for storage but could be converted to glass store fronts for retail/office. The unconditioned lower level has one restroom and one meter for electric and water. The structure itself is located on a corner with a traffic signal, has a metal roof, a dedicated parking lot. PIN with structure is HB zoning and three PINs unimproved parcels are CB2 Zoning.**

DOM: 7	CDOM: 7	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Closed Price:	LTC:

Prepared By: Scott Carter

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Cross Property Client Full

99999 New Leicester Highway, Asheville NC 28806-2020

List Price: **\$1,750,000**

MLS#: 3416608	Category: Commercial	Parcel ID: 9629-32-7462-0000
Status: Active	Tax Location: Asheville	County: Buncombe
Project Name:	Tax Value: \$563,500	Zoning Desc:
Zoning: CB-2		Deed Reference: 4436/532
Road Front: 925		Cross Street:
Legal Desc: 6.07 unimproved acres in Buncombe County; Deed bk/Pg 4436/532		Flood Plain: No
Approx Acres: 6.07	Approx Lot Dim:	Elevation:
Comm Loc: Other		



General Information

Type: **Unimproved Commercial**
 Secondary Type: **Business**
 Documents:
 Restrictions: **None**
 Restrictions Rmks: **None**

Listing Information

Trans Type: **For Sale**
 Sale/Lease Ind: **Land**
 In City: **No**
 \$/Acre: **\$288,303**
 Potential Income:

Bldg Information

New Const: **No**
 Builder:
 Year Built: **9999**
 Construct Status:
 Construction Type:
 # of Bldgs: **0**
 # of Units:
 # of Rentals:
 # of Stories: **0**
 Baths Total: **0.00**

Square Footage

Total: **0**
 Min Sqft Avail: **0**
 Max Sqft Avail: **0**
 Min Lse\$/Sqft: **\$0.00**
 Max Lse\$/Sqft: **\$0.00**
 Office Sqft:
 Warehouse Sqft:

Additional Information

Prop Fin: **Conventional**
 Assumable:
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Recent: **07/23/2018 : NEWS : ->ACT**

Features

Lake/Water Amenities: **None**
 Total Parking: # of Docks: # Drive In Doors: Rail Service: **No**
 Access: **4 Lane Highway, Paved Road, State Highway**

Utilities

Utilities: **N/A**

Association Information

Subject To HOA:
 Confirm Spcl Assess: **No**
 Subject to CCRs: **No**
 Proposed Spcl Assess: **No**

Remarks

Public Remarks: **3 unimproved land parcels w/total of 6.07 acres and approx 925 ft of frontage along high growth New Leicester Hwy suitable for Commercial, Multi-Family or Mixed Use Development. CB-2 Zoning. Can be combined with adjacent parcels containing a seven unit commercial center. PINs: 9629-32-7462-00000, 9629-42-0212-00000 and 9629-41-0912-00000. Can be combined with adjacent parcel containing a seven unit commercial center. 9629-32-6752-00000.**

Listing Information

DOM: **2** CDOM: **2** Closed Dt: Sir Contr:
 UC Dt: DDP-End Date: Closed Price: LTC:

Prepared By: Scott Carter

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