

2,837 SF Single Tenant Office on 0.75 Acres
Near I-26, Exit 21 Asheville/Woodfin

364 Weaverville Road, Asheville, NC 28804



For Sale
2,837 SF
\$609,000

Entry with screened porch

- 2,837 SF single tenant professional/business office on 0.75 acre site
- Currently a veterinary office, but property could be adapted to use for business services, financial, insurance, legal, medical, dental, allied health practices
- 2,837 SF Office space, plus 176 SF screened porch
- Ample parking (10+ spaces)
- Located in fast growing North Asheville, with proximity to Asheville, Woodfin, Weaverville and a wide variety of amenities
- Easy access, near I-26 from Exits 21 and 23

MLS: 3497148

Catylist: 30411468

Loopnet: 15763590

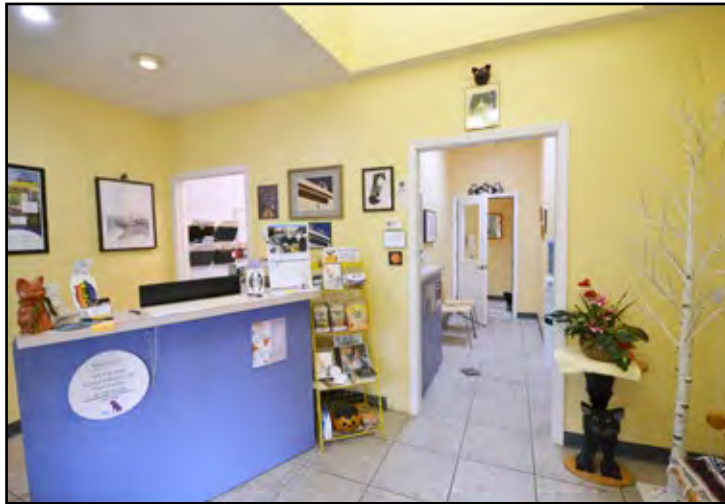
Keith Frierson, CCIM
828.768.4754
kfrierson@whitneycre.com

SUMMARY: 364 Weaverville Road, Asheville, NC

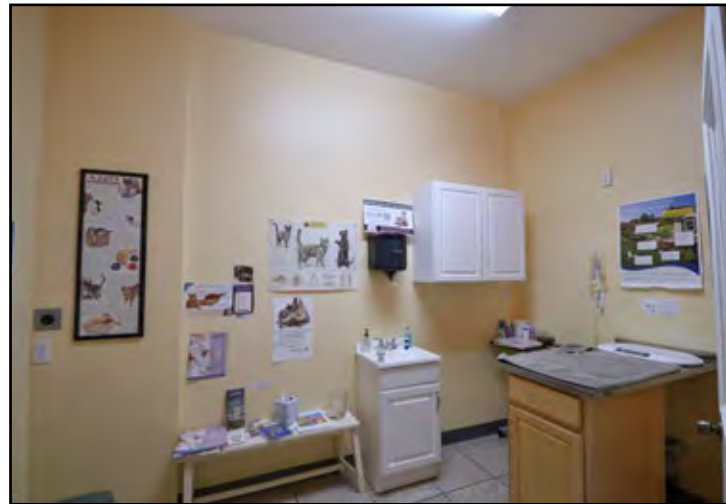
BEST USES: Office, Business Services, Financial, Legal, Veterinary, Medical, Dental, Allied Health Practices

PERMITTED USES: Per CS zoning

MUNICIPALITY: ASHEVILLE	TOTAL SQUARE FEET: 2,837 SF	CEILINGS: 10'
COUNTY: BUNCOMBE	SCREENED PORCH: 176 SF	RESTROOMS: 2
COMMUNITY: N AVL/WOODFIN	TOTAL UNDER ROOF: 3,013 SF	PARKING: 10
ZONING: CS	YEAR BUILT: 2005	WATER: PUBLIC
TYPE: OFFICE	CONSTRUCTION: FRAME	SEWER: PUBLIC
ACRES: 0.75	EXTERIOR: BRICK, FRAME, VINYL SIDING	GAS: PUBLIC
DEED BOOK, PAGE: 5132, 946	BUILDINGS: 1	ELECTRIC: PUBLIC
PIN #: 9731-55-8111	FLOORS: 1	HEATING: FORCED AIR GAS
TAXES: \$3,991 (2018)	FLOORING: REINF. CONCRETE VINYL TILE	COOLING: CENTRAL A/C
	ROOF: COMPOSITION SHINGLE	ADDITIONAL: HANDICAP ACCESSIBLE SECURITY SYSTEM



Reception/Lobby, leading to internal waiting corridor



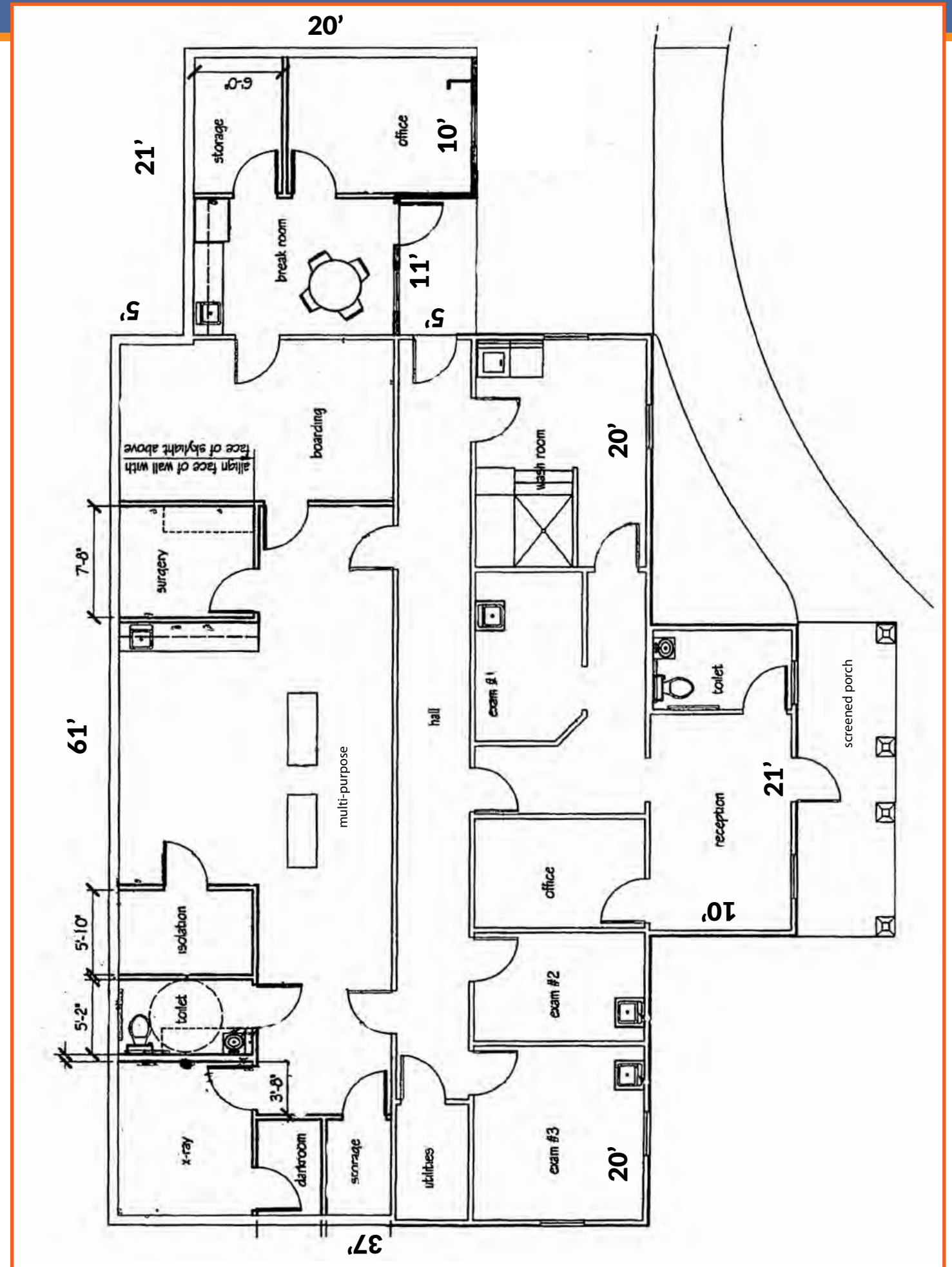
Exam room; one of several exam/clinical offices



Administrative office



Large clinical room



*All maps, aerials, illustrations, lot lines, measurements are approximated.

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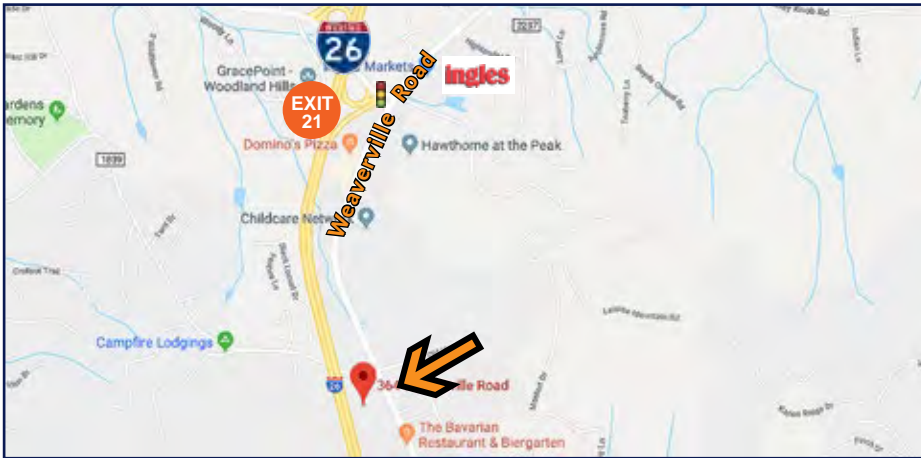
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Clinical room/office



Records room



This property is between Exits 21 and 23 on I-26

DIRECTIONS

From I-26, Exit 21:

- At off-ramp (Ingles directly in front of you), turn right
- Property will be on your right in 0.7 miles, take driveway up hill

From I-26, Exit 23:

- At off-ramp, turn left
- Property will be on your left in 1.2 miles, take driveway up hill

market | >>>intel

GREATER AVL MSA - 4 COUNTIES:

Buncombe, Haywood, Henderson & Madison

Population: 443,890

Projected 2020 Population: 468,146

Households: 179,606

Average Household Size: 2.28

Median Home Value: \$207,170

Average Family Income: \$73,638

Median Age: 44.2

Private Industries: 12,881

Service Providing Industries: 10,793

Federal, State & Local Industries: 12,235

3 MILE RADIUS:

2016 Population: 52,400

Average Household

Income: \$57,279

Owner Occupied

Housing Units: 10,828

Population 35 - 64:

12.53%

Population 20 - 34:

12.55%

Population 65+: 5.47%

12.93%

Population 20 - 34:

6.35%

Population 65+: 5.83%

10 MILE RADIUS:

2016 Population:

187,500

Average Household

Income: \$67,735

Owner Occupied

Housing Units: 52,076

Population 35 - 64:

13.7%

Population 20 - 34:

9.45%

Population 65+: 6.07%

5 MILE RADIUS:

2016 Population: 98,400

Average Household

Income: \$59,228

Owner Occupied

Housing Units: 22,539

Population 35 - 64:



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4/20/19