

# OFFICE BUILDING FOR SALE OR LEASE



  
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## 200 SWANNANOA RIVER RD, ASHEVILLE, NC 28805

*Presented By*

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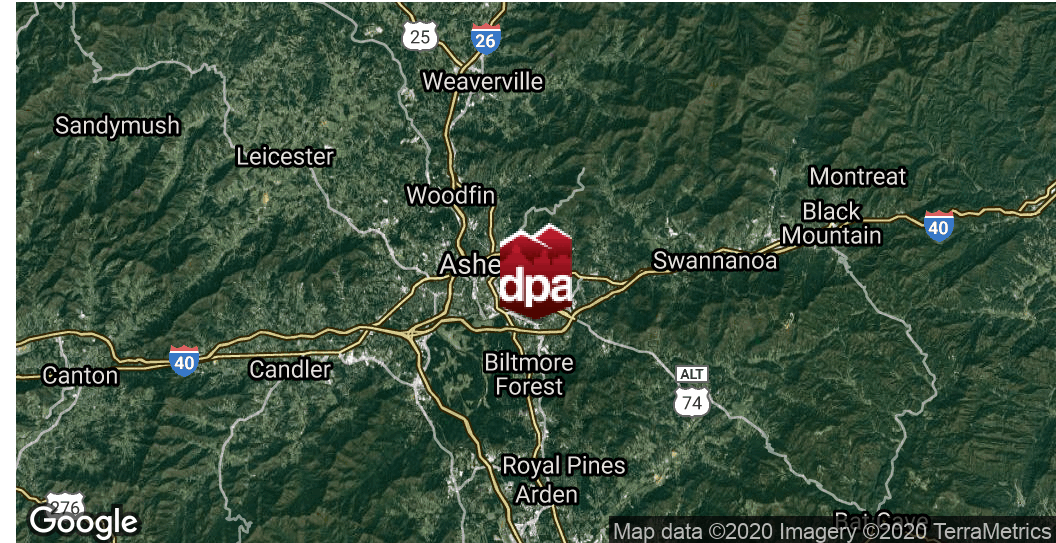
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**DEWEY PROPERTY ADVISORS**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	4,803 SF
Lot Size:	0.32 Acres
Price / SF:	\$187.17
Year Built:	1954
Zoning:	RIVER

### PROPERTY OVERVIEW

GREAT 4,800 SQUARE FOOT OFFICE OPPORTUNITY ON THE OUTSKIRTS OF BILTMORE VILLAGE ALONG THE SWANNANOA RIVER. FLOOR PLAN INCLUDES OVER 10 PRIVATE OFFICES, A KITCHEN, CONFERENCE ROOM SPACE AND FLEX WORK SPACE. THIS BUILDING HAS A LEASE IN PLACE UNTIL APRIL, 30, 2021 AND IS AVAILABLE FOR PURCHASE OR FOR LEASE.

### PROPERTY HIGHLIGHTS:

- Conveniently located between Biltmore Village and Tunnel Road
- On the proposed Swannanoa River Greenway
- Seconds away from shopping and dining
- 20 Parking Spaces

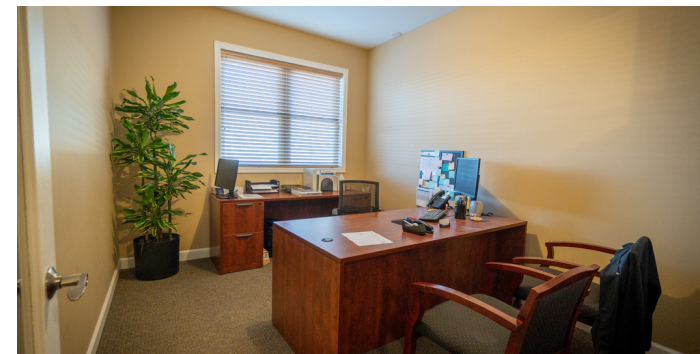
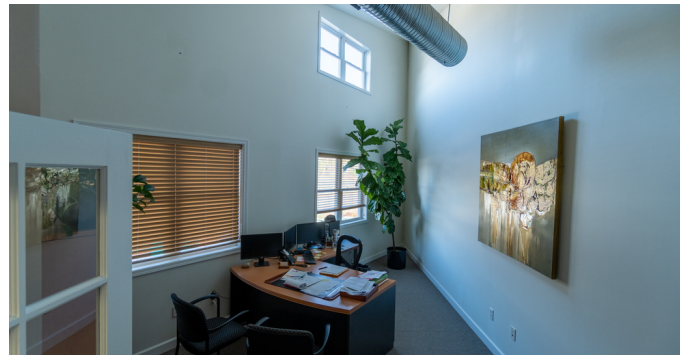


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## ADDITIONAL PHOTOS



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## LOCATION MAPS



Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency



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## DEMOGRAPHICS MAP & REPORT

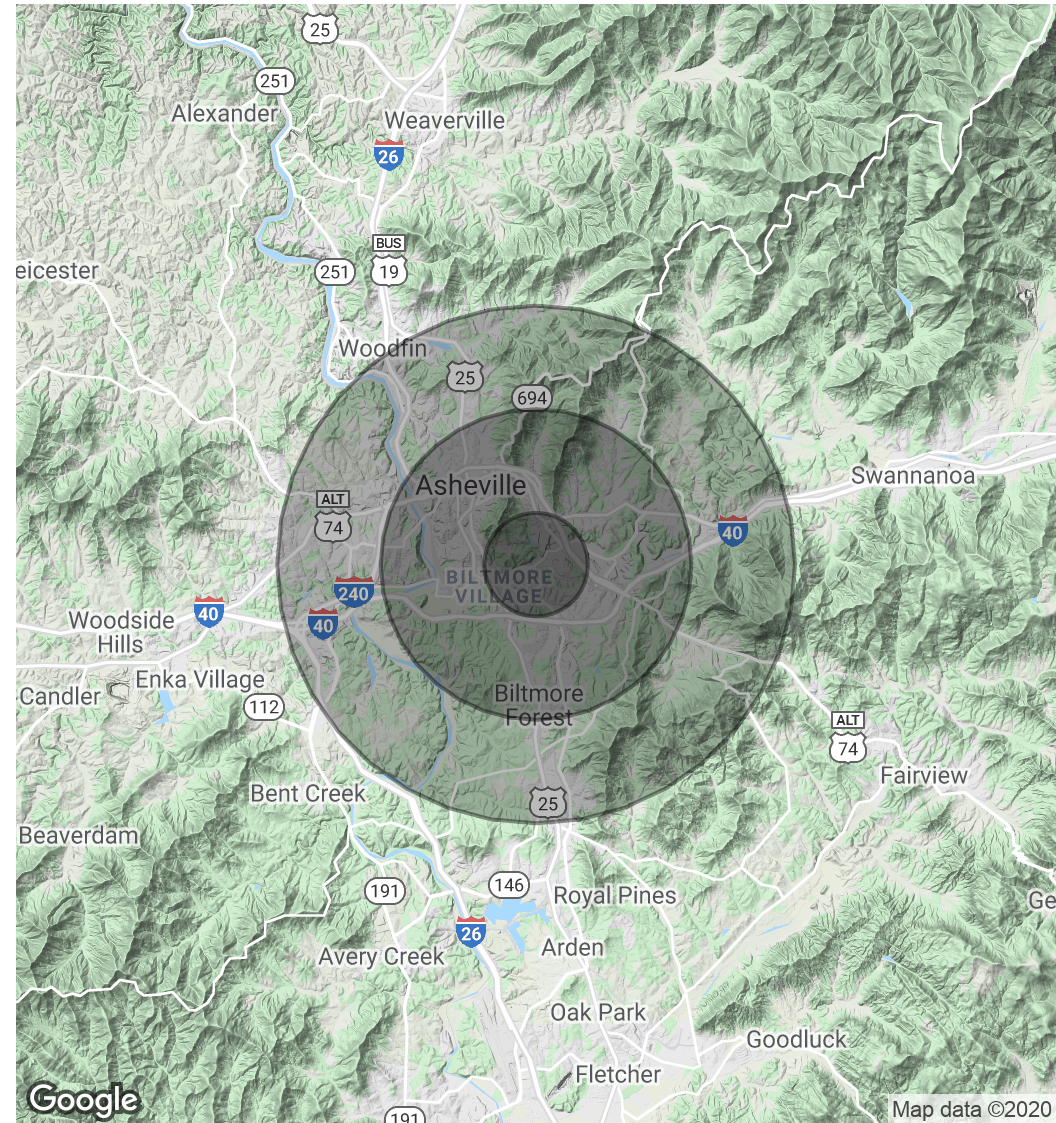
### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,959	37,472	83,771
Average age	39.6	39.9	39.1
Average age (Male)	35.5	38.3	38.0
Average age (Female)	43.4	41.3	40.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,348	17,610	37,955
# of persons per HH	2.1	2.1	2.2
Average HH income	\$45,030	\$51,969	\$59,040
Average house value	\$237,646	\$223,937	\$281,220

\* Demographic data derived from 2010 US Census



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