

Patton Ave Office on 0.44 Acres, Additional Structures

Potential Redevelopment Site, High-Traffic Corridor

1468 Patton Avenue, Asheville, NC 28806



Aerial view of the site, adjacent to the Rock Haven Motel

- Suitable for user, investors, or redevelopment
- 0.44 Acres on high-traffic Patton Avenue (23,000 VPD)
- Includes newly-renovated 1,178 SF, 3-bedroom, 1-bath home-office (renovated 2018)
- Additional 432 SF office and 2,472 SF warehouse on site
- Potential multi-tenant investment
- Potential redevelopment site, and potential for larger development (ask broker for details)
- Surrounded by amenities of all types
- 2.1 miles from I-240 Exit 3B, and 2.0 miles from I-40 Exit 44

MLS: 3562197

Catylist: 23852599

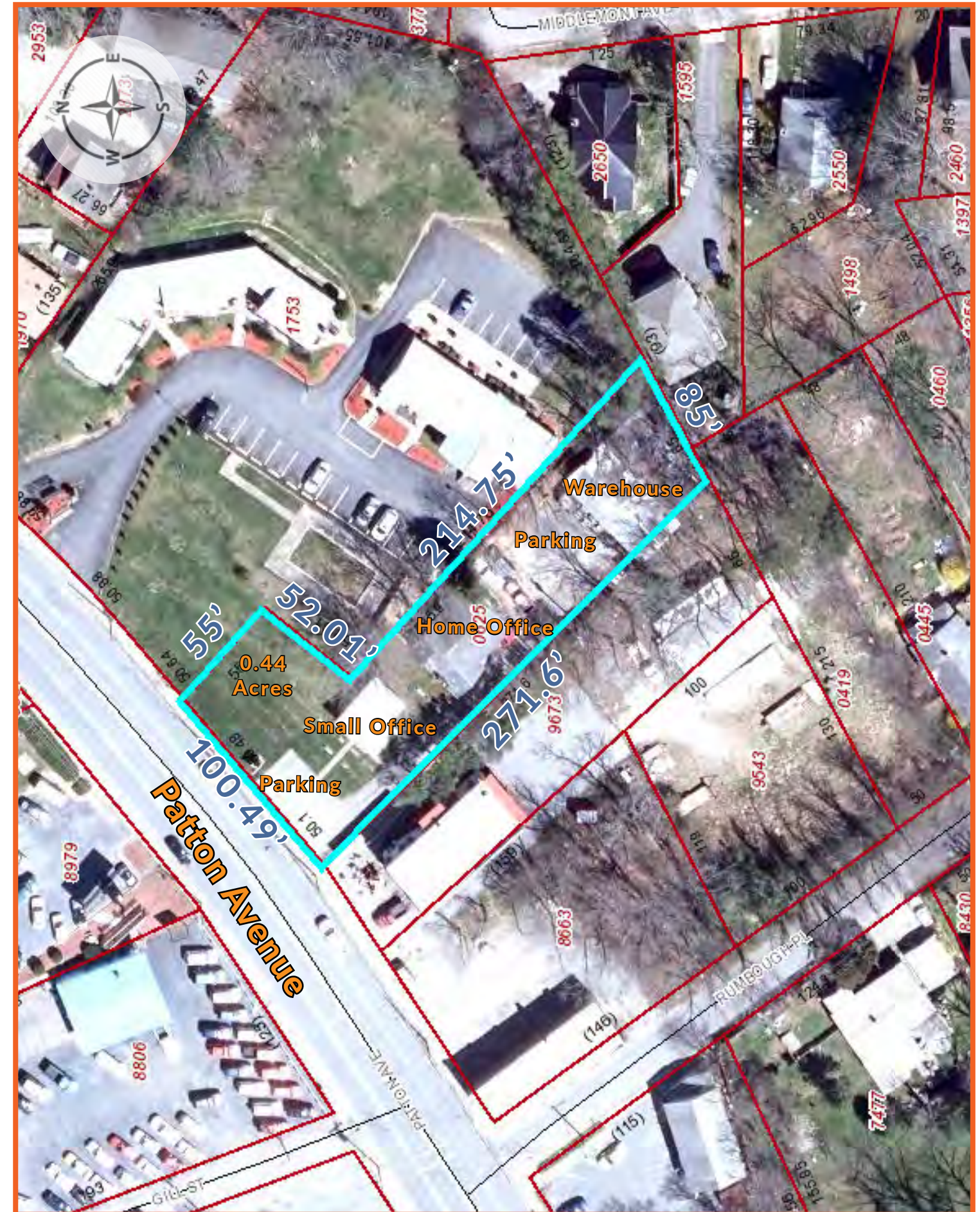
Loopnet: 17520916

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SUMMARY: 1468 Patton Avenue, Asheville

BEST USES: User, Investment, Redevelopment **APPROVED USES:** Per HB (Highway Business) Zoning

<p>MUNICIPALITY: ASHEVILLE COUNTY: BUNCOMBE ZONING: HB (Highway Business) TYPE: OFFICE, LAND DEED BOOK, PAGE: 5746, 1848 PIN #: 9628-74-0625 TAXES: \$2,848 (2018)</p> <p>TOTAL SQUARE FEET: 4,082 SF HOME OFFICE SQUARE FEET: 1,178 SF SMALL OFFICE SQUARE FEET: 432 SF WAREHOUSE SQUARE FEET: 2,472 SF TOTAL HEATED SF: 1,178 SF (Home Office)</p>	<p>LAND</p> <p>TOTAL ACRES: 0.44 Ac. (19,166.40 SF) PRICE PER ACRE: \$1,352,272.70 / Ac. LOT SHAPE: SEE SITE PLAN LOT DIMENSIONS: SEE SITE PLAN ROAD FRONTAGE: Approximately 100' TOPOGRAPHY: SLOPING UTILITIES: ON-SITE TOTAL ACRES: 0.44 Ac. (19,166.4 SF) PARKING SPACES: 10 TRAFFIC COUNTS: 23,000 VPD</p>	<p>HOME OFFICE</p> <p>TOTAL SQUARE FEET: 1,178 SF TOTAL HEATED SF: 1,178 SF YEAR BUILT: 1948 YEAR RENOVATED: 2018 CEILING HEIGHT: 2018 DOOR HEIGHT: 2018 BEDROOMS/OFFICES: 3 RESTROOMS: 1 WATER, SEWER: ON-SITE ELECTRIC: ON-SITE GAS: ON-SITE</p>	<p>OTHER STRUCTURES</p> <p>SMALL OFFICE SQUARE FEET: 432 SF (Unheated) WAREHOUSE SQUARE FEET: 2,472 SF (Unheated)</p>
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Small office, Home office, and Warehouse



Home office: view from driveway



Home office: living room



Home office: living room, kitchen, hallway

*Map illustrations, floorplans, and measurements are approximated.

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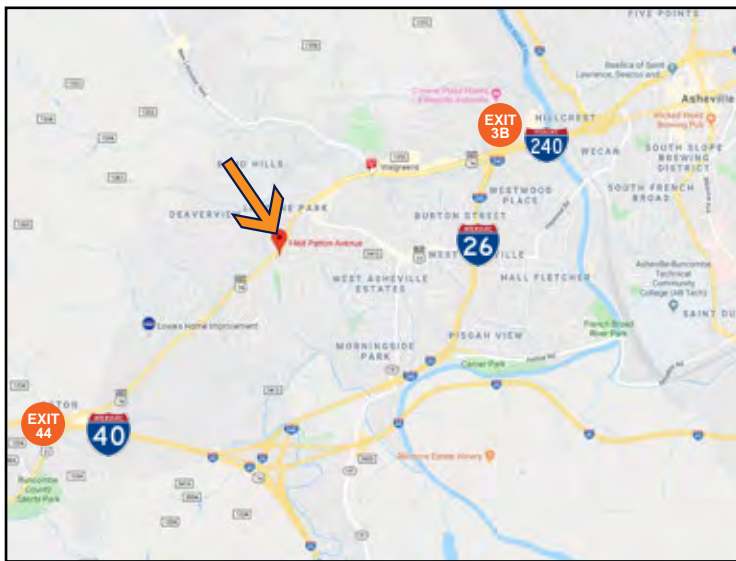
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View looking south



View looking north



DIRECTIONS

FROM I-240:

- Take Exit 3B
- Head West on US 19-23/Patton Avenue for 2.1 miles
- Property will be on left, adjacent to Rock Haven Motel, and across from Rocky's Hot Chicken Shack

market | >>> intel

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%

5 MILE RADIUS:

2016 Population: 98,400
Average Household Income:
\$59,228

Owner Occupied
Housing Units: 22,539
Population 35 - 64: 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%



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FOR SALE:

1,178 SF Office on 0.44 Acres
1468 Patton Avenue
Asheville, NC 28806
\$595,000

*All maps, aerials, illustrations, and measurements are approximated.

10/25/19