

8,268 SF Office/Retail Investment Opportunity
Multi-Tenant Medical/Dental in East Asheville
3 Suites Available For Lease (1,477 - 5,214 SF)

950 Tunnel Road, Asheville, NC 28805



FOR SALE

\$ 975,000 (\$117.92 / SF)

FOR LEASE \$15.00 / SF NNN

3 Suites, 4 Options (see floorplan):

944: 3,394 SF

946: 1,820 SF

948: 1,477 SF

944 + 946: 5,214 SF

Front of building, with some of the 33 total parking spaces; Inset: straight-on view from street

- Multi-tenant medical/dental office building
- Medical and retail space ready to occupy
- Four distinct suites; two currently connected can be separated with simple door renovation
- Three suites available For Lease
- Possible to combine two adjacent suites
- Separate water/electric meters
- Hard corner (traffic light) on main east/west thoroughfare
- Recently repaved parking lots with 33 parking spaces
- Suites accessible from both front and back
- Great signage and visibility

SALE: MLS: 3404154 Catylist: 30290444 Loopnet: 12924920

LEASE: MLS: (944) 3500508 (946) 3459783 (948) 3444452 (944+946) 3500516

Austin Walker, CCIM, SIOR
828.713.0777
awalker@whitneycre.com

SUMMARY: 950 Tunnel Road, Asheville, NC 28805

BEST USE: Medical, Dental, Allied Health Services, Retail **PERMITTED USES VARY**

MUNICIPALITY: ASHEVILLE
 COUNTY: BUNCOMBE
 COMMUNITY: EAST
 ZONING: CBI
 TYPE: OFFICE
 DEED BOOK, PAGE: 1414, 0662
 PIN #: 9658-97-4603
 TAXES: \$7,731.58 (2017)

TOTAL SQUARE FEET: 8,268 SF
 Suite 1 (950): 1,577 SF (Leased)
 Suite 2 (948): 1,477 SF (For Lease)
 Suite 3 (946): 1,820 SF (For Lease)
 Suite 4 (944): 3,394 SF (For Lease)
 (Suites 3 & 4 (946 & 944): 5,214 SF (For Lease))

YEAR BUILT: 1960
ACRES: 0.62
LOT SHAPE: IRREGULAR
LOT DIMENSIONS: 191' x 313' x 236' x 45'
ROAD FRONTAGE: 191'

CONSTRUCTION: WOOD/STONE
EXTERIOR: WOOD/STONE
ROOF: COMPOSITION SHINGLE
APPROX. ROOF AGE: 15 YEARS
CEILING HEIGHTS: 9'
FLOORING: VARIES
RESTROOMS: 6

WATER: PUBLIC
SEWER: PUBLIC
ELECTRIC: ON-SITE
GAS: ON-SITE
HEATING: FORCED AIR GAS
COOLING: CENTRAL A/C

PARKING: 33
TRAFFIC COUNTS: 18,000 VPD
ADDITIONAL FEATURES: SOME FIXTURES



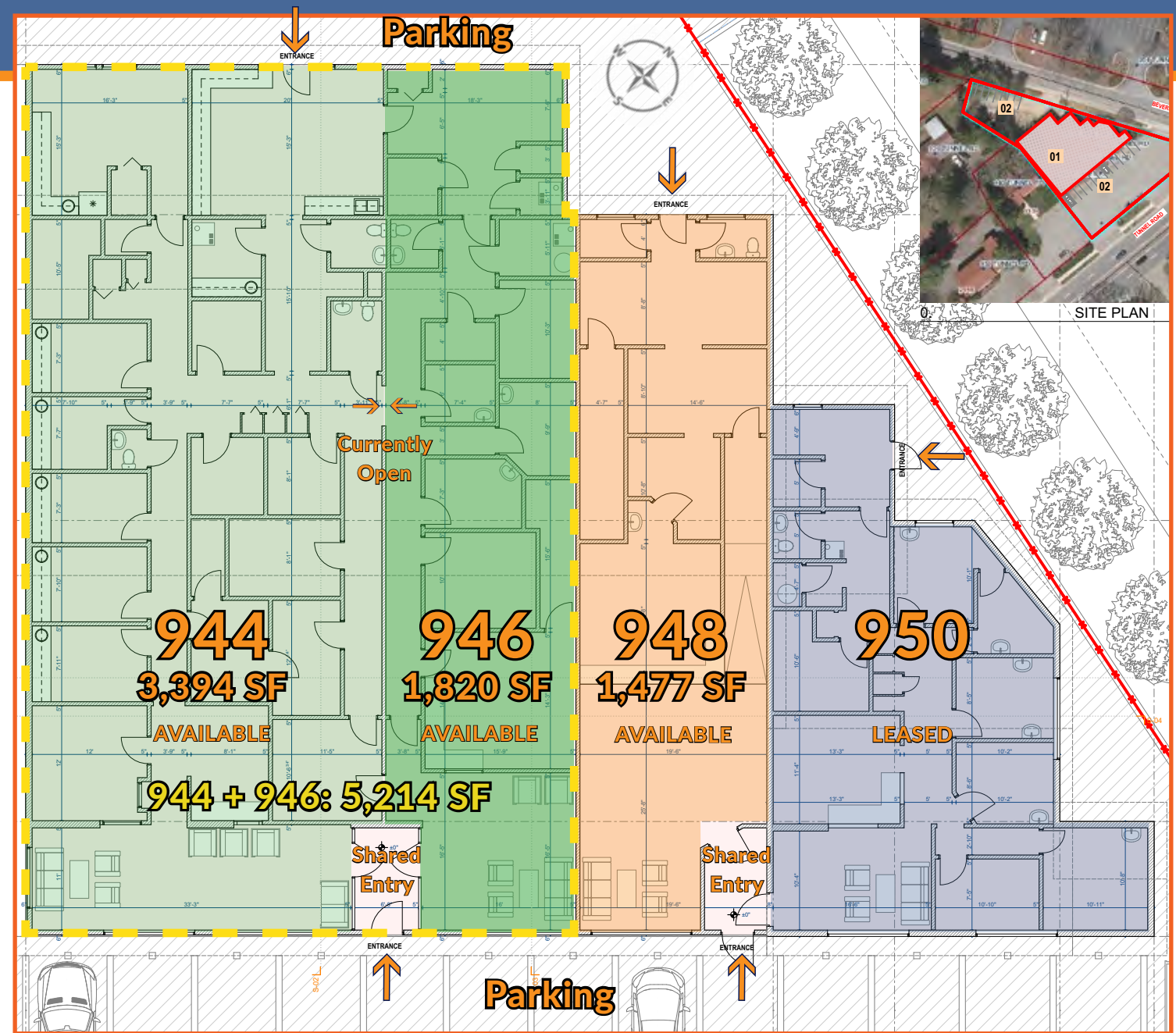
946 Tunnel Road - waiting room



948 Tunnel Road - front area



Back parking lot; front and back combined total 33 spaces



Top: Floorplan showing all four spaces with lot-line inset - Two suites are currently available For Lease

Left: 3D rendering

Above: 3D rendering showing front and back parking lots

*Maps, illustrations and measurements are approximated.

8,268 SF Office/Retail Investment Opportunity

Multi-Tenant Medical/Dental in East Asheville

3 Suites Available For Lease (1,477 - 5,214 SF)

950 Tunnel Road, Asheville, NC 28805



Exam room



Exam room



950 Tunnel Road Hallway



950 Tunnel Road Waiting room



Lab



944 waiting room



Exam room



DIRECTIONS FROM I-240:

- Take Exit 7 / Tunnel Road
- Head east on Tunnel Road for approximately 1.3 miles
- Property is on left at intersection of Tunnel Road and Beverly Road

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

ASHEVILLE DATA:

3 MILE RADIUS: 12.93%
 2016 Population: 52,400 Population 20 - 34: 6.35%
 Average Household Income: \$57,279 Population 65+: 5.83%
 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: 13.7%
 Population 20 - 34: 9.45%
 Population 65+: 6.07%



Austin Walker, CCIM, SIOR
 828.713.0777
 awalker@whitneycre.com

FOR SALE: Office Building
 950 Tunnel Road, Asheville, NC 28805
 \$975,000

FOR LEASE: Suites 944, 946, 948, 946+948
 \$15.00 / SF NNN

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

9/5/19