

**Historic Waynesville B&B: Bank-Owned, Reduced
4,224 SF on 0.42 Acre Site One Block to Main Street**

94 East Street, Waynesville, NC 28786

**Bed & Breakfast with Industrial Kitchen and Furnishings -
Live/Work Business, Co-Working Venture, or Even Just “Home”**

**\$399,997
(\$94.70 / SF)**



The Herren House's wraparound porch; Inset: the dining room

- One block from downtown Waynesville's picturesque, historic Main Street USA
- Most recent renovations in 2011
- 6 furnished guest rooms
- Commercial-grade kitchen
- Manager apartment
- Large backyard
- Off-street parking
- Waynesville tourism trade includes world-famous Folkmoot Festival
- Waynesville is known as “Gateway To The Smokies”

MLS# NCM587494

Catylist: 30284235

Loopnet: 19294235

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

James Harrison
828.279.0090
jharrison@whitneycre.com

OVERVIEW



The Herron House's authentic period look reflects the charm of Waynesville, NC.

94 East Street, known as Herren House, was constructed as a boarding house in 1897 by M.J. Ownby, who originally named it The Savannah. It was given the name Herren House around 1918 by its second owner, Mollie Herren, and her daughters, Jessica and Lucile.

Lucile married Henry Bowman Foy, Jr., and Herren House continued in operation as a boarding house through the years with two more owners, Dollie Ferguson from 1935 to 1970, and Mr. and Mrs. Wayne Grahl from

1970 to 1989.

It is 1.5 miles from US 74. Renovated in 2011, it includes 6 furnished guestrooms, an owner's apartment, and a commercial-grade kitchen complete with hood and other equipment.

Location is everything, and a B & B in the town known as the Gateway to the Smokies is perfectly positioned for working, living, or entertaining amidst a thriving tourism industry. Bank-owned with a sales price reflecting current market conditions, Herren House is ready for new occupancy.

TOURISM INFORMATION:

Domestic tourism in Haywood County generated an economic impact of \$155.38 million in 2013. This was a 4.54 % change from 2012.

In 2014, Haywood County ranked 27 in travel impact among North Carolina's 100 Counties.

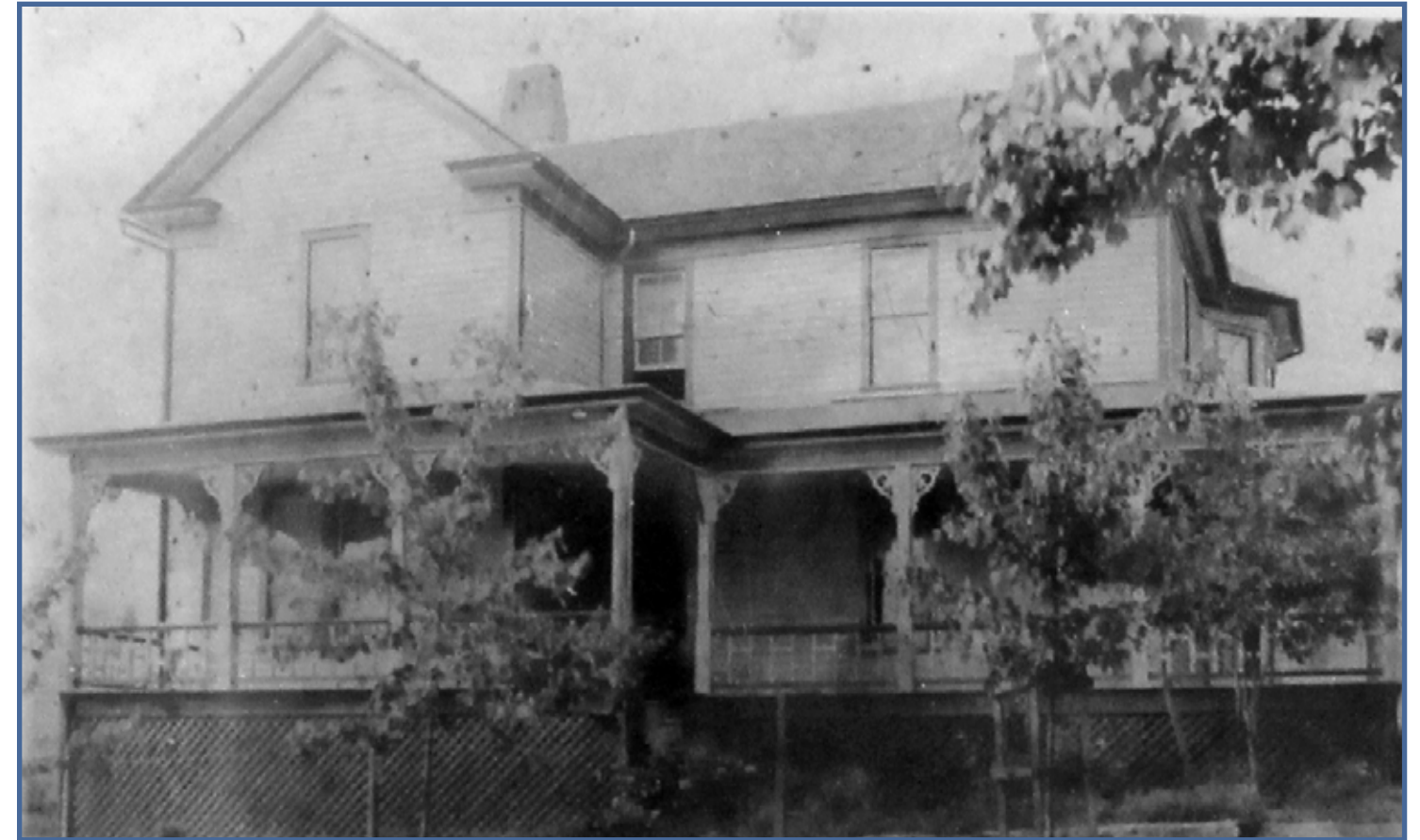
More than 1,610 jobs in Haywood County were directly attributable to travel and tourism.

Travel generated a \$31.48 million payroll in 2013. State and local tax revenues from travel to Haywood County amounted to \$14.11 million. This represents a \$236.39 tax saving to each county resident.

Major attractions include the Blue Ridge Parkway, Great Smoky Mountain National Park, Cataloochee Ski Area, Wheels Through Time Museum, and the Museum of North Carolina Handicrafts.

* Study was prepared for the North Carolina Division of Tourism, Film and Sports Development by the US Travel Association

THEN AND NOW



A photograph of Herren House from the early 1900s

SUMMARY

BEST USES: BED & BREAKFAST, HOSPITALITY, RESIDENTIAL SINGLE FAMILY, COMMERCIAL KITCHEN, LIVE/WORK, OFFICES, BUSINESS SERVICES

TOTAL HEATED SF: 4,224 SF

TAXES (2015): \$3,210.00

TOTAL ACREAGE: 0.42 AC

YEAR BUILT: 1897

YEAR RENOVATED: 2011

BUILDINGS: 1
FLOORS: 2

CONSTRUCTION: WOOD
EXTERIOR: WOOD SIDING
ROOF: COMP. SHINGLE
FLOORING: CARPET, CERAMIC TILE, WOOD, VINYL TILE

RESTROOMS: 9

PARKING: 15 SPACES
OFF-STREET

LOT DIMENSIONS: 100' x 178' x 100' x 175'
ROAD FRONT: 278'

WATER: ON SITE
SEWER: ON SITE
ELECTRIC: ON SITE

HEATING: HEAT PUMP,
FORCED AIR DUCTED

WATER HEATER: PROPANE
COOLING: CENTRAL A/C, HEAT PUMP
ADDITIONAL: HANDICAP ACCESSIBLE
FIXTURES/FURNITURE

MUNICIPALITY: WAYNESVILLE
COUNTY: HAYWOOD
ZONING: Pigeon St. Neighborhood
TYPE: MULTI
DEED BOOK: 882
DEED PAGE: 1091
PIN #: 8615-36-6753



Guests gather on the porch of Herren House



Herren House today - turn the page for floorplans and photos of the unique features and rooms of this Waynesville landmark

Whitney Commercial Real Estate Services 828.665.9085 WhitneyCRE.com
The Asheville Region's Only Full-Service Commercial Real Estate Firm



Aerial view of 94 East Street in relation to the downtown's Main Street, and to the expressway.

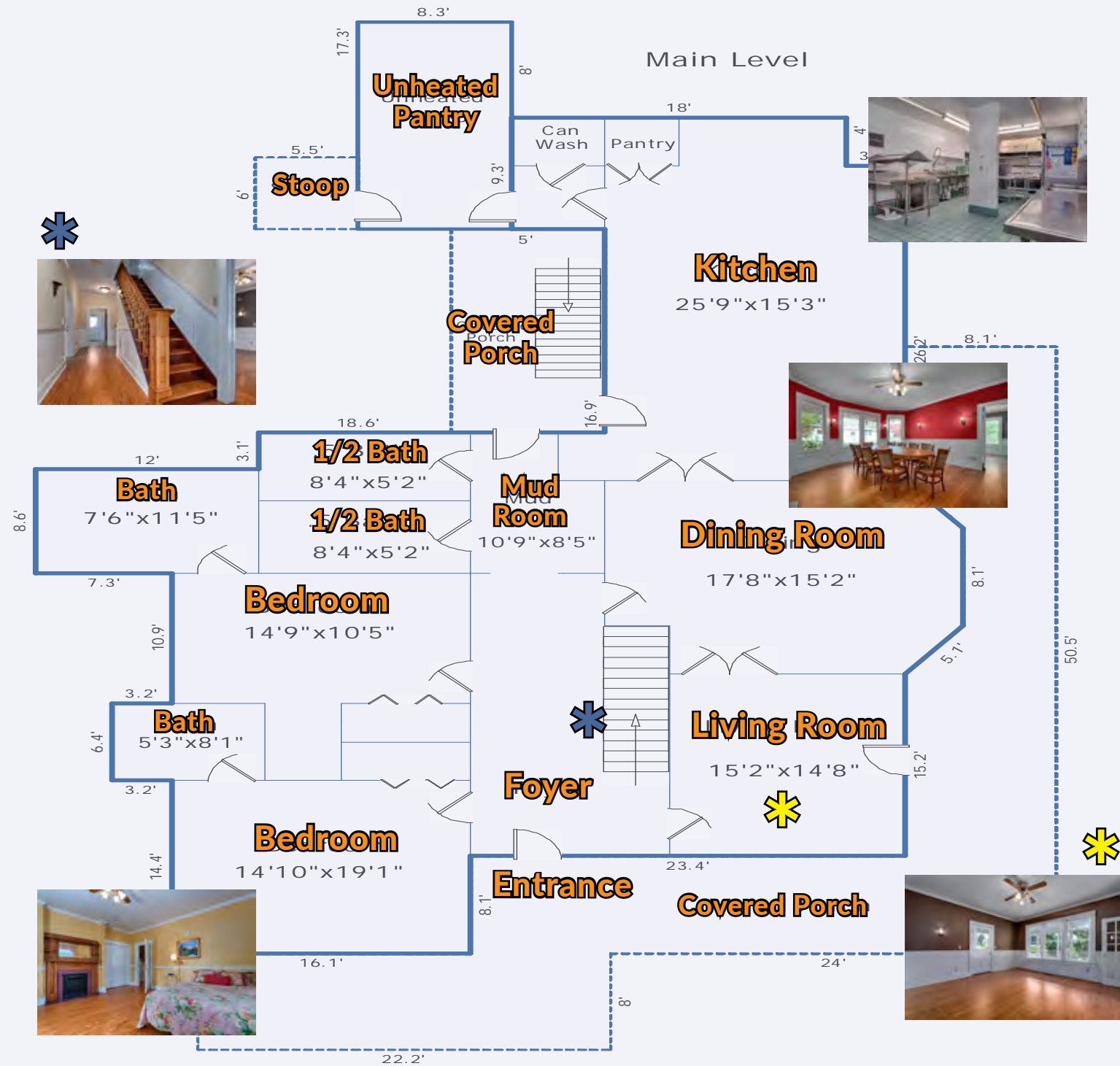


Closer view of lighted intersection of Church St. and North Main Street. Frog's Leap Public House, The Chef's Table, and The Patio Bistro are across the street from 37 Church St.

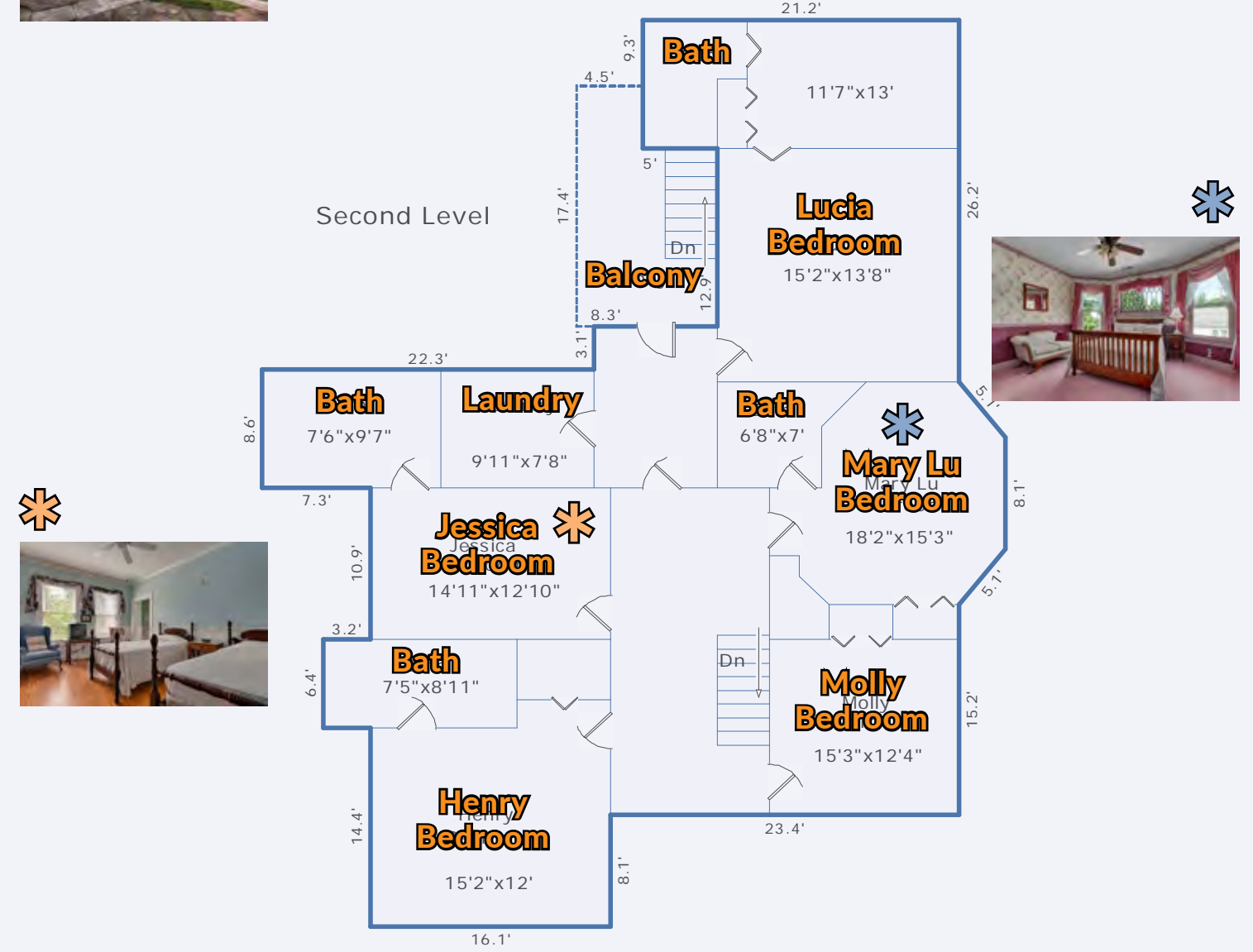


*Map illustrations, floorplans, and measurements are approximated.

FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - SECOND FLOOR





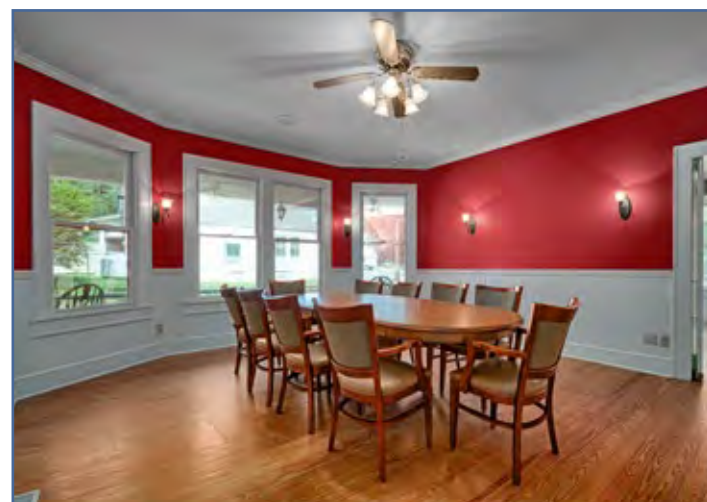
A Grand Foyer meets you at the entry



The Mary Lu Master Suite



Main Living Room, with period wainscoting



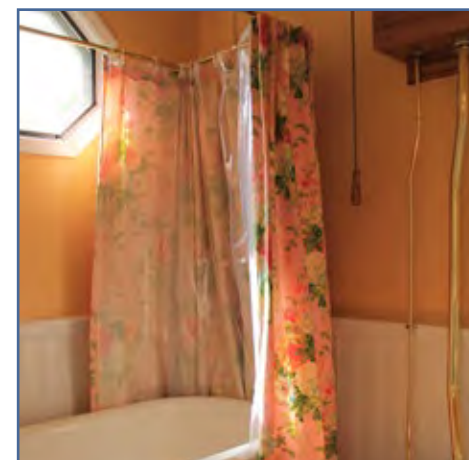
Elegant space for dining



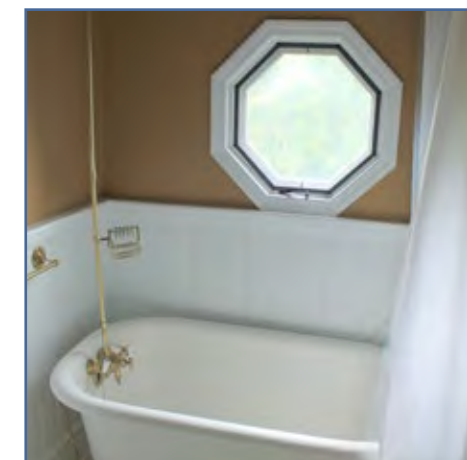
Main Floor Guest Suite with fireplace surround



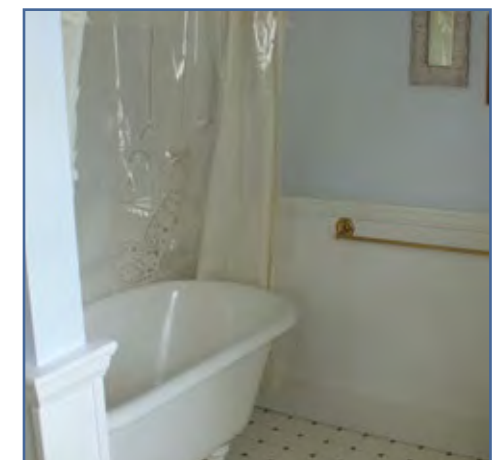
The Jessica Bedroom, with twin beds



Bathroom with antique tub



Bathroom with antique tub



Bathroom with antique tub

Austin Walker CCIM, SIOR
828.713.0777 awalker@whitneycre.com

James Harrison
828.279.0090 jharrison@whitneycre.com



Commercial-grade kitchen



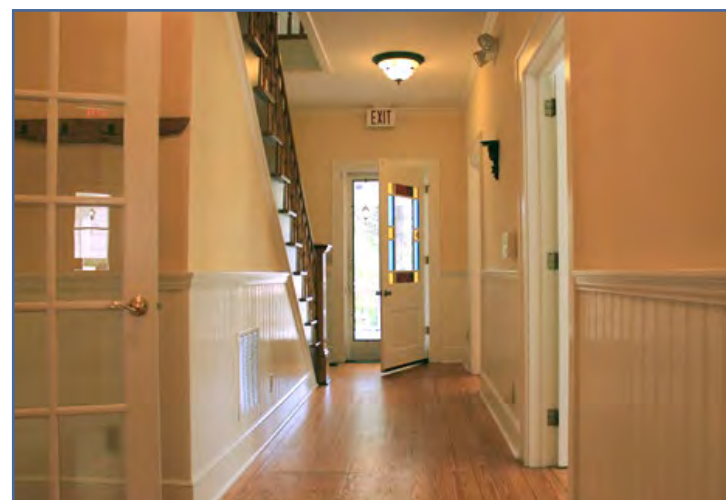
Laundry room



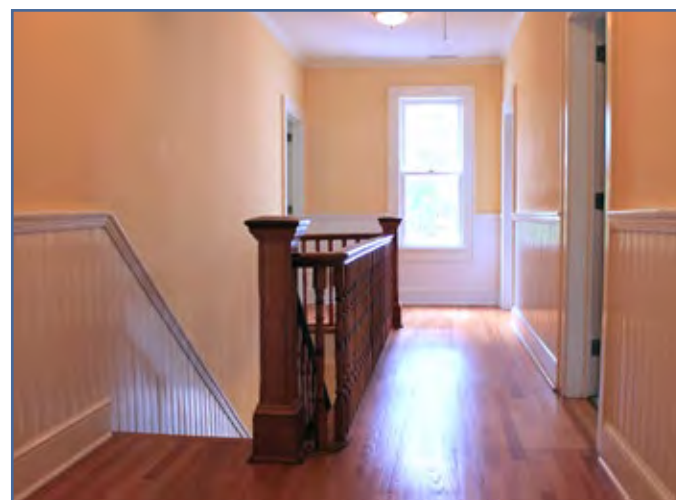
From the gazebo, looking toward the house



A view toward the back and the gazebo



View toward the front entry



Upstairs hallway

WHAT COLOR SCHEME WOULD YOU CHOOSE?

Herren House underwent renovations in 2011, and has been maintained by different owners over the years, yet the original lines, many details, and the historic charm has always continued. Part of this continuity is maintained through color choices.

While this B&B is turnkey and currently has a period-appropriate exterior color, a new owner may have a feeling for details like layout, greenery and paint colors unique to their new ownership/occupancy. Here are two period color schemes from the era for inspiration.



Gazebo at the back of the courtyard



Long-range mountain views



Beige (clapboards), Sycamore Tan (shingles), Divine White (trim), and Rookwood Terra Cotta (porch floor and accents), from Sherwin-Williams; photo from This Old House



Ivy Wreath (body), Country Lane Red (window sash), Terra Sol (porch floor and fish-scale shingles), and Pavillion (window surrounds, trim, and gingerbread). See Behr for dealers. photo from This Old House

Austin Walker CCIM, SIOR

828.713.0777 awalker@whitneycre.com

James Harrison

828.279.0090 jharrison@whitneycre.com

Historic Waynesville B&B: Bank-Owned, Reduced 4,224 SF on 0.42 Acre Site, Beautiful Inside & Out

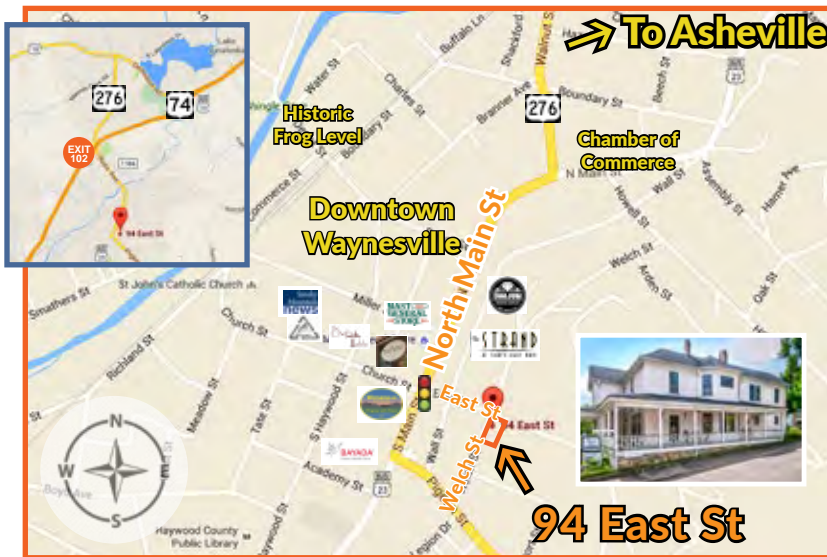
94 East Street, Waynesville, NC 28786



A close-up of the gazebo



Mountain views



DIRECTIONS

- Follow I-40 West to US 74 to US 276/S Russ Ave in Waynesville
- Take Exit 102
- Continue on US 276/S Russ Ave, which becomes Main St.
- Continue through town on Main Street
- Turn Left on East Street.
- Destination will be on right, at the corner of East and Welch.



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



James Harrison
828.279.0090
jharrison@whitneycre.com

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:

12.93%

2016 Population: 52,400

Population 20 - 34:

Average Household

6.35%

Income: \$57,279

Population 65+: 5.83%

Owner Occupied

Housing Units: 10,828

10 MILE RADIUS:

Population 35 - 64:

2016 Population:

12.53%

187,500

Population 20 - 34:

Average Household

12.55%

Income: \$67,735

Population 65+: 5.47%

Owner Occupied

5 MILE RADIUS:

2016 Population: 98,400

Housing Units: 52,076

Average Household

Population 35 - 64:

Income: \$59,228

Population 20 - 34:

Owner Occupied

9.45%

Housing Units: 22,539

Population 65+: 6.07%

Population 35 - 64:

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

1/15/19