

5,778 SF Well-Built Steel Frame Building Brevard Rd, 1.5 miles from I-26, Exit 33

1426 Brevard Road, Asheville, NC 28805



For Sale
\$499,000
(\$86.36 / SF)

Property as seen from Brevard Road; Inset: view up north side driveway

- Well-built steel frame building
- Insulated and heated throughout
- 1,423 SF offices
- Delivery, loading, workshop, storage areas
- Can be converted to retail, creative space
- Three 12 foot roll-up doors
- Frontage on 15,000 vehicles-per-day road
- Driveway access on both sides
- 1.25 miles from Asheville Outlets, 1.5 miles from I-26
- 700 new apartments nearby, growing Bent Creek area
- Blue Ridge Parkway, Arboretum, Bent Creek Park nearby

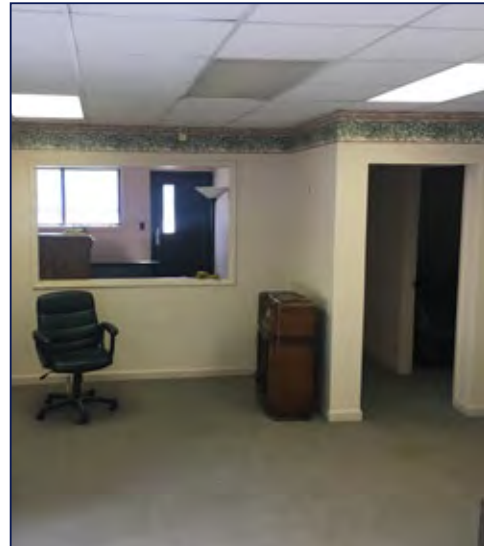
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SUMMARY: 1426 Brevard Road, Asheville, NC 28806

BEST USE: Retail, Office, Warehouse **PERMITTED USES:** Restaurants, Hotels, Office, Commercial uses

MUNICIPALITY: ASHEVILLE	CONSTRUCTION: STEEL FRAME	WATER: PUBLIC
COUNTY: BUNCOMBE	ROOF: STEEL TRUSSES, CORRUGATED STEEL	SEWER: SEPTIC CONTIGUOUS
COMMUNITY: SOUTHWEST	EXTERIOR: CONCRETE BLOCK, METAL SIDING, STONE	ELECTRIC: ON-SITE
ZONING: CS (Commercial Service)	CEILING HEIGHTS: 16'	GAS: ON-SITE
TYPE: INDUSTRIAL	DOOR HEIGHT: 12'	HEATING: SUSPENDED CEILING
DEED BOOK, PAGE: 2469, 0200	DRIVE-IN DOORS: 3	COOLING: WALL UNITS (Office only)
PIN #: 9626-81-5320	FLOORING: CARPET, CERAMIC TILE	PARKING: 10
TAXES: \$1,695.96 (2017)	RESTROOMS: 3	TRAFFIC COUNTS: 15,000 VPD
TOTAL SQUARE FEET: 5,778 SF	ADDITIONAL FEATURES: 3 PHASE VENTILATION	
OFFICE SQUARE FEET: 1,423 SF		
YEAR BUILT: 1978		



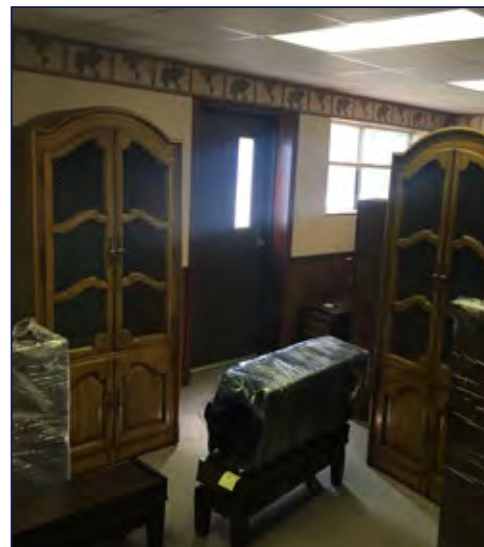
Lobby view toward south front entrance



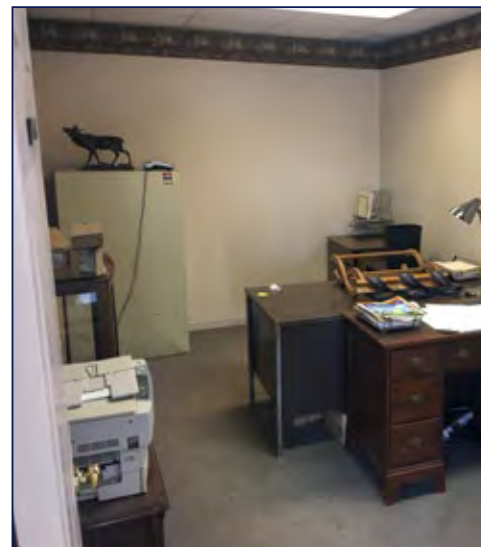
Front roll up door near office



Warehouse: middle section



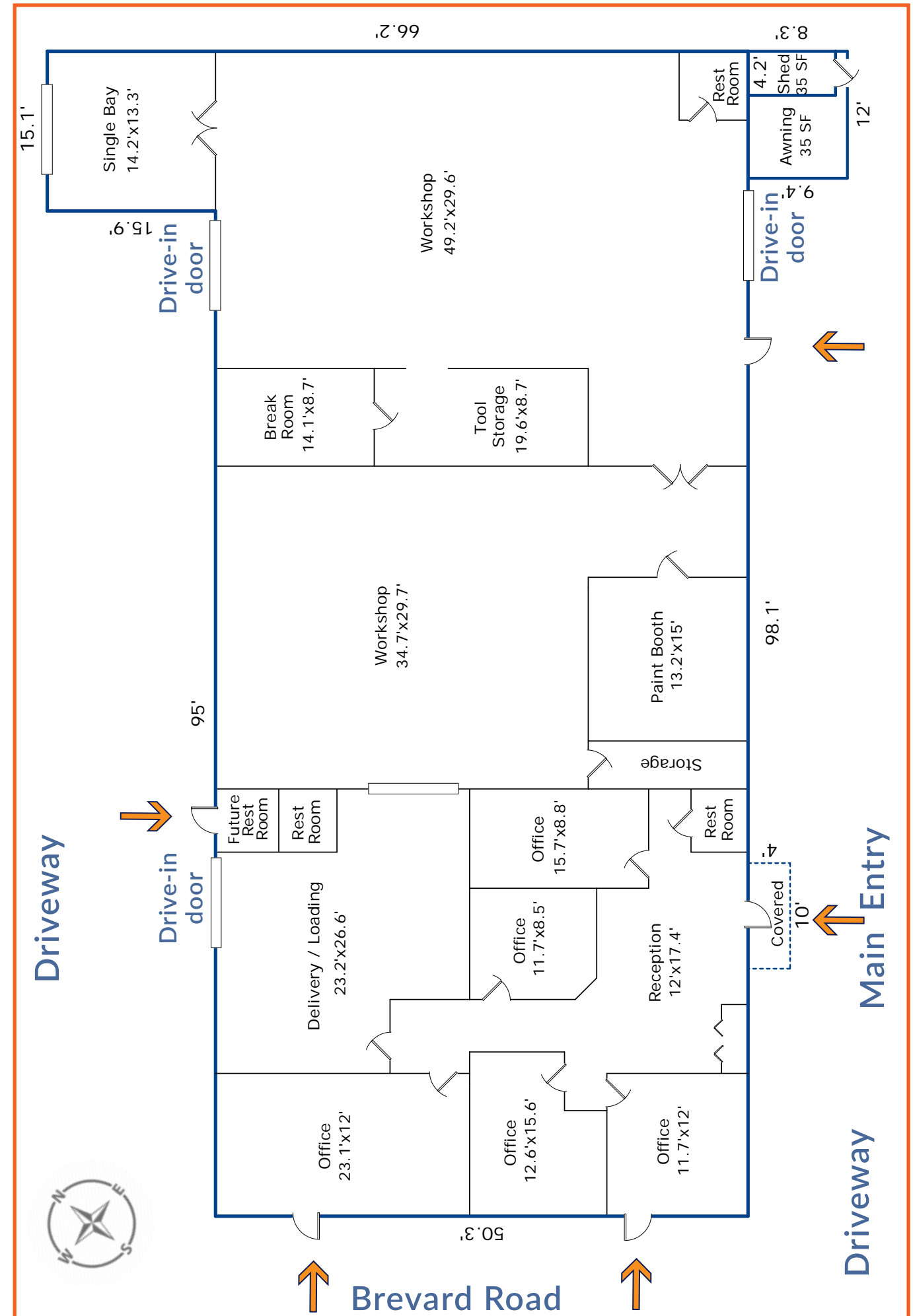
North front entrance



Private office



Warehouse: rear section



Property is divided between office and workshop areas, and can be converted to retail or creative space

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

5,778 SF Well-Built Steel Frame Building

Brevard Rd, 1.5 miles from I-26, Exit 33

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DIRECTIONS

FROM I-26:

- Take Exit 33
- Travel South on Brevard Road/NC-191
- Property is 1.5 miles on the left

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:

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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FOR SALE

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6/27/18

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends Purchaser's or Tenant's personal investigation.