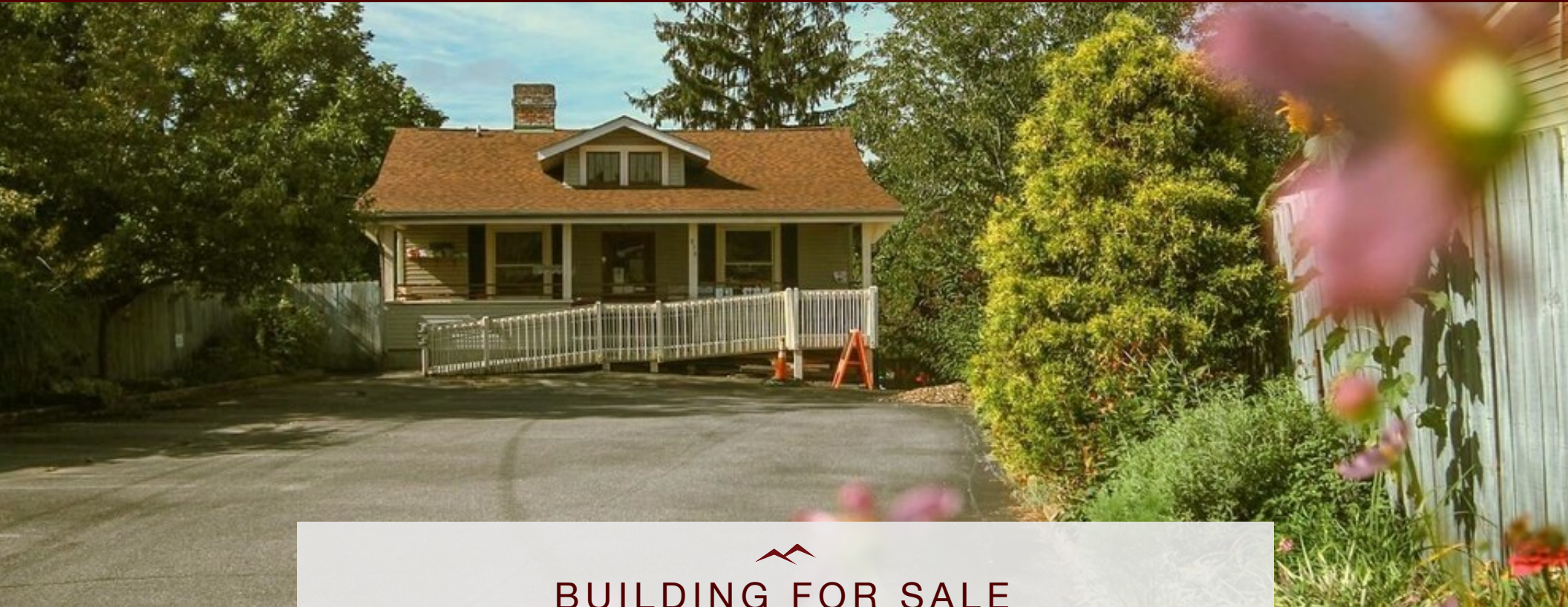




Dewey Property Advisors

HAYWOOD ROAD BUILDING FOR SALE




BUILDING FOR SALE

818 HAYWOOD ROAD, ASHEVILLE, NC 28806

Presented By

EMILY DRESBACK

828.548.0090 x105
emily.dresback@deweypa.com

DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
828.548.0090
deweypa.com

HAYWOOD ROAD OFFICE/RETAIL BUILDING FOR SALE | 818 HAYWOOD ROAD, ASHEVILLE, NC 28806

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	2,640 SF
Lot Size:	0.27 Acres
Number Of Units:	1
Price / SF:	\$376.89
Year Built:	1925
Renovated:	2005
Zoning:	HR3
Market:	Asheville
Submarket:	West Asheville
Traffic Count:	16,000

PROPERTY OVERVIEW

Prime location with sizable upside potential. Ideal opportunity for an owner user or investor on the popular Haywood Road corridor. Previously the building operated as a day care facility that functioned on both levels. The building is permitted for Live-Work unit with the lower level currently operating as a short term rental. H3 zoning creates potential for additional level to the building. 12 parking spots available with the potential to add an additional 10 parking spaces. HR3 Zoning allows for the building to add an additional story. Property can be single use or mixed-use.

The lot is adjacent to popular restaurants and bars with appreciable walkability.

PROPERTY HIGHLIGHTS

- High West Asheville Walkability (90%)
- Heavy Traffic Corridor
- Permitted Live/Work Unit
- Ample On-Site Parking
- Mixed Occupancy



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PROPERTY DESCRIPTION



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HR3 Zoning allows for the building to add an additional story. Property can be single use or mixed-use.

The lot is adjacent to popular restaurants and bars with appreciable walkability.

LOCATION DESCRIPTION

Admired location on bustling Haywood Road. Near Patton Avenue and Downtown Asheville.

SITE DESCRIPTION

High Traffic Corridor
Walkability Score - 90%

PARKING DESCRIPTION

12 surface parking spaces. Availability to convert back yard into 10 parking spaces (originally parking).

CONSTRUCTION DESCRIPTION

Wood Frame

POWER DESCRIPTION

Progress

GAS DESCRIPTION

Natural Gas



HAYWOOD ROAD OFFICE/RETAIL BUILDING FOR SALE

| 818 HAYWOOD ROAD, ASHEVILLE, NC 28806

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Haywood Road Office/Retail Building For Sale
Street Address	818 Haywood Road
City, State, Zip	Asheville, NC 28806
County	Buncombe
Market	Asheville
Sub-market	West Asheville
Side Of The Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	I240
Nearest Airport	Asheville Regional

BUILDING INFORMATION

Building Class	B
Occupancy %	0.0%
Tenancy	Single
Number Of Floors	2
Average Floor Size	1,400 SF
Year Built	1925
Year Last Renovated	2005
Gross Leasable Area	2,460 SF
Construction Status	Existing



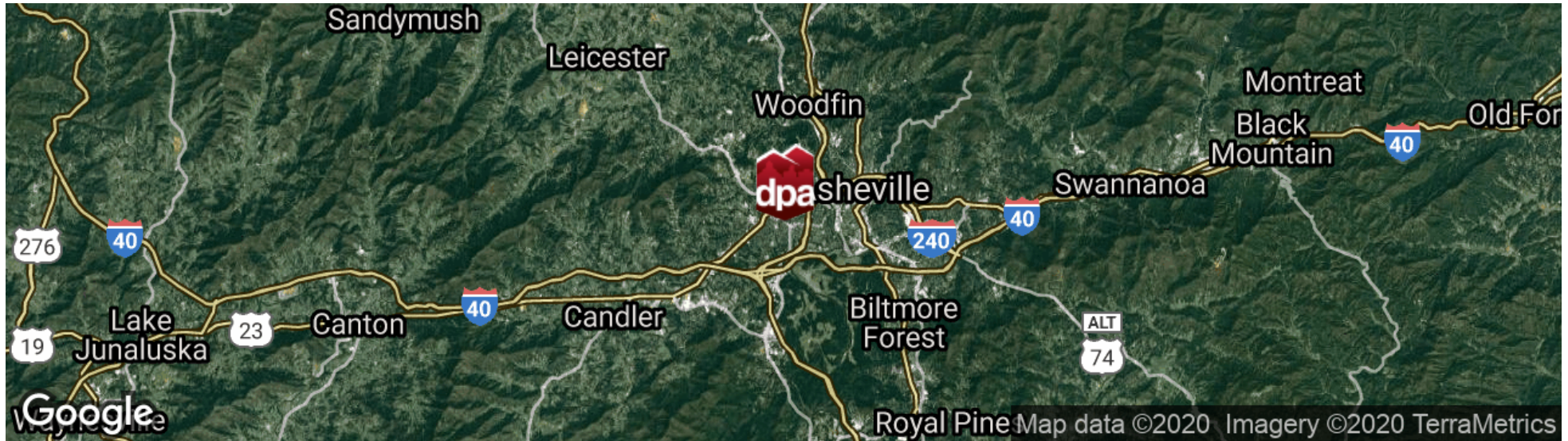
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ADDITIONAL PHOTOS



HAYWOOD ROAD OFFICE/RETAIL BUILDING FOR SALE | 818 HAYWOOD ROAD, ASHEVILLE, NC 28806

REGIONAL MAP



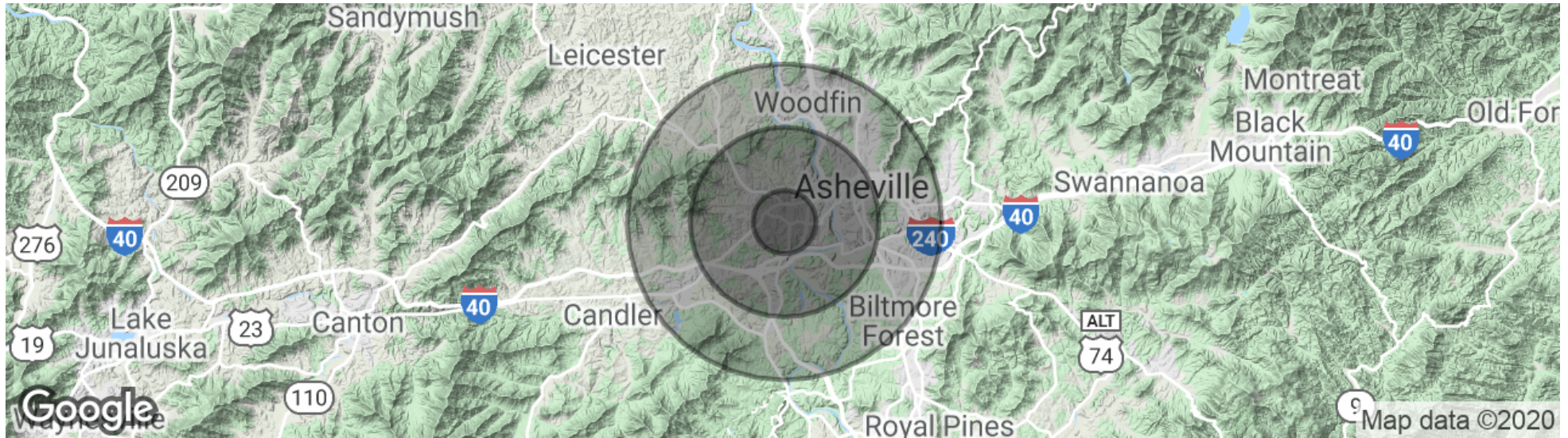
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RETAILER MAP



HAYWOOD ROAD OFFICE/RETAIL BUILDING FOR SALE | 818 HAYWOOD ROAD, ASHEVILLE, NC 28806

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,847	39,080	80,817
Median age	35.9	36.2	37.3
Median age (Male)	32.5	34.6	35.7
Median age (Female)	38.4	37.6	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,140	16,675	35,085
# of persons per HH	2.2	2.3	2.3
Average HH income	\$46,494	\$44,708	\$51,520
Average house value	\$103,991	\$183,234	\$242,469

* Demographic data derived from 2010 US Census



ADVISOR



EMILY DRESBACK

Broker

emily.dresback@deweypa.com
Direct: 828.548.0090 x105

NC #283356

MEMBERSHIPS

Licensed Real Estate Broker in NC
International Council of Shopping Centers

DEWEY PROPERTY ADVISORS

1 Page Avenue Suite 240
Asheville, NC 28801
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