

10-UNIT RENTAL COMMUNITY IN CANDLER, NC FOR SALE



222

TF KIRKPATRICK WAY

CANDLER, NC

±10,128 SF | 10 UNITS | 2.5 AC.

\$1,895,000

AUSTIN WALKER | CCIM, SIOR
COMMERCIAL BROKER
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1100 RIDGEFIELD BLVD STE 100 ASHEVILLE, NC 28806

All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

3 Building Complex with a Total of 10 Units is 100% Occupied

TF Kirkpatrick Way is a stabilized, 10-unit, fully occupied multifamily offering, that offers a straightforward, income-producing asset with additional rent upside as in-place leases turn over toward market.

The 2.5 acre property contains one fourplex, one four-unit townhome building, and one duplex, along a shared drive that contains designated and additional parking. Various renovations and capital improvements have been made to this property to create a consistently desirable destination for tenants who enjoy the long-term views in a beautiful mountain setting, with convenient access to the amenities and services of the greater Asheville area.

The property has two septic systems, both inspected and pumped in 2026. It has one community well which had the well pump replaced in 2024 and serviced in 2026. All units have Washer & Dryer hook ups.

219 T F Kirkpatrick

- Duplex building built in 2001
- 2 bedroom, 2 bath units
- 2 of 2 units renovated - painted, new flooring, lights, and ceiling fans

220 T F Kirkpatrick

- Fourplex building built in 2003
- 2 bedroom, 2 bath units
- 3 of 4 units renovated - painted, new flooring, lights, and ceiling fans

222 T F Kirkpatrick

- Townhouse building built in 2008
- 2 bedroom, 2.5 bath units with
- single car garage
- 2 of 4 units renovated - painted, new flooring, lights, ceiling fans

HIGHLIGHTS

- Income-producing investment
- 100% occupied with established tenant base
- Several units currently leased below market
- Majority of units updated/renovated
- Multiple capital improvements completed

LOCATION DESCRIPTION

Located in Candler, NC this property is just off of NC 151, and is approximately 1 mile south of Smokey Park Highway (US 19/23). It is approximately 10 miles (± 18 minutes) from Asheville-Buncombe Technical Community College, a comparable distance from Mission Hospital, and within reach of UNC Asheville and downtown Asheville, placing the property within a functional commuting radius of area employment, healthcare, and education centers.

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EXTERIOR



OPEN LIVING ROOM



KITCHEN

±806 SF PER UNIT: ±1,612 SF TOTAL



Shown: floorplan for 1 of 2 mirror-image units
Each unit has a private deck

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EXTERIOR



LIVING ROOM



KITCHEN

±945 SF PER UNIT: ±3,780 SF TOTAL



Shown: floorplan for 1 of 4 mirror-image units
Identical layout on floors 1 and 2
Second floor units: shared rear deck



EXTERIOR



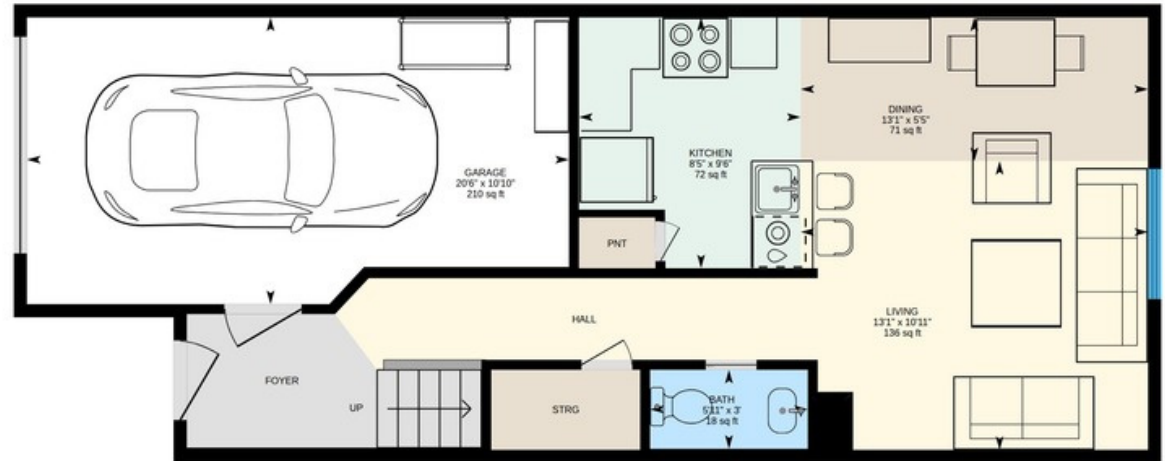
KITCHEN



GARAGE

±1,184 SF PER UNIT: ±4,736 SF TOTAL

FIRST FLOOR: ±488 SF



SECOND FLOOR: ±696 SF



Shown: Floorplan 1 of 4 identical row units

LOCATION MAP

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DEMOGRAPHICS

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POPULATION	0.25 MILES	1 MILE	10 MILES
Total Population	194	3,172	155,786
Average Age	34.9	36.6	40.9
Average Age (Male)	34.1	34.5	39.6
Average Age (Female)	35.4	37.7	41.5

HOUSEHOLDS & INCOME	0.25 MILES	1 MILE	10 MILES
Total Households	67	1,105	58,282
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$80,253	\$80,865	\$93,265
Average House Value	\$198,954	\$214,392	\$364,907

2023 American Community Survey (ACS)

austin walker

CCIM, SIOR



Commercial Real Estate Broker
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Austin Walker serves as a broker for Whitney Commercial Real Estate Services, specializing in the sales and leasing of office and industrial properties in Western North Carolina. With over 25 years of commercial real estate experience, Austin has secured over 730 transactions resulting in a career sales volume in excess of \$350 million. Austin has a consistent track record or closing 30 to 65 transactions annually since he started brokering in Asheville in 2003.

Austin is a licensed North Carolina real estate broker, as well as an SIOR and a CCIM designee. The Society of Industrial and Office Realtors (SIOR) designation is a professional symbol of the highest level of knowledge, production, and ethics in the real estate industry, held by only 3,000 commercial practitioners worldwide. The Certified Commercial Investment Member (CCIM) designation represents a theoretical and practical knowledge base from years of study.

Prior to joining Whitney Commercial Real Estate Services, Austin served with Tessier Associates, Inc., focusing on leasing, property management, and the disposition of investment properties. Previously, Austin was a project manager of Talon Development Group, Inc. in Bloomfield Hills, Michigan, focusing on due diligence, financial analysis, and asset management of several commercial and mixed use projects.

Austin has consistently been active in the community. He is currently serving as the President of the SIOR Carolinas Chapter; has served as President of the Asheville Area Chamber of Commerce; has served as a member of the NC-CCIM Chapter Board of Directors; has been the Chair of the Commercial Investment Division standing committee of the Asheville Board of Realtors; and as President of the Asheville Commercial Industrial Realtors Association. Austin earned a Bachelor of Business Administration from Ohio University.

Originally from Birmingham, Michigan, Austin currently resides in Asheville, North Carolina with his wife and their two children. Leisure interests include competitive cycling, swimming, hockey, and causing trouble with his two kids.

TRANSACTION HIGHLIGHTS

150 WESTSIDE DR., ASHEVILLE
\$7,150,000 142,500 SF
SEPTEMBER-2021
REPRESENTED BUYER

270 RUTLEDGE RD., ARDEN
\$5,000,000
36,000 SF
APRIL-2024
REPRESENTED SELLER

140 VISTA BLVD., ARDEN
\$8,000,000
55,620 SF
SEPTEMBER-2024
REPRESENTED BUYER

4600 HENDERSONVILLE RD., FLETCHER
\$15,000,000
466,075 SF
APRIL-2024
REPRESENTED SELLER

99 BROADPOINTE DR., MILLS RIVER
\$12,500,000
89,828 SF
OCTOBER-2024
REPRESENTED SELLER

BANNER FARM RD., MILLS RIVER
\$14,195,746
143,000 SF
DECEMBER-2024
REPRESENTED SELLER