



For Lease STORAGE/FLEX IN HISTORIC CITIZEN TIMES BUILDING

14 O'Henry Avenue, Suite 110A, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

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OFFERING SUMMARY

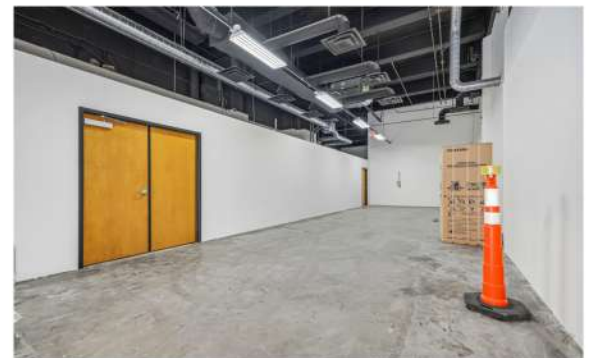
LEASE PRICE \$1,500 MG

UNIT SIZE ± 1,013 SF

ZONING CBD

PROPERTY FEATURES

- Storage/Flex space in the heart of downtown Asheville
- One roll-up door and convenient access to a loading dock, vestibule, freight elevator, and a shared rooftop deck with panoramic views
- Well-suited for storage, light distribution, inventory, workshop, or other flexible commercial uses
- Adjacent to the Grove Arcade and within easy walking distance of Downtown Asheville's restaurants, retail, hotels, and business services
- Outstanding regional accessibility, approximately 0.5 mile from I-240, 3 miles from the I-26/I-40 interchange, and convenient access to Patton Avenue (US 23/70) and Merrimon Avenue (US 25)
- MLS# 4405256



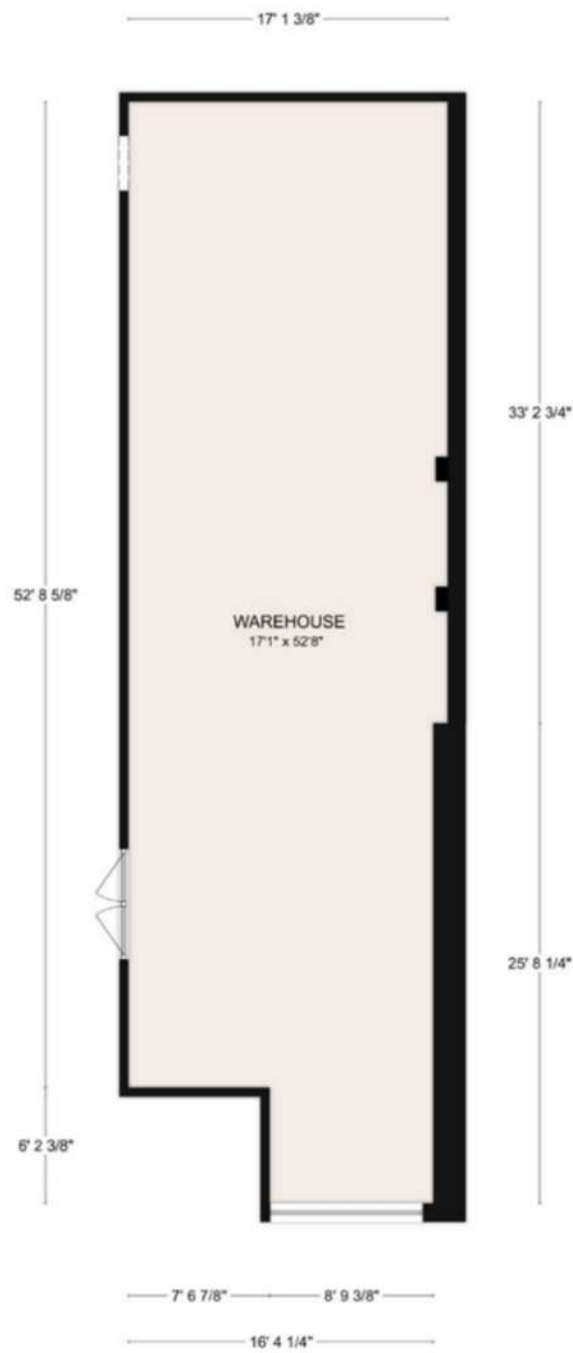
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FLOOR PLAN

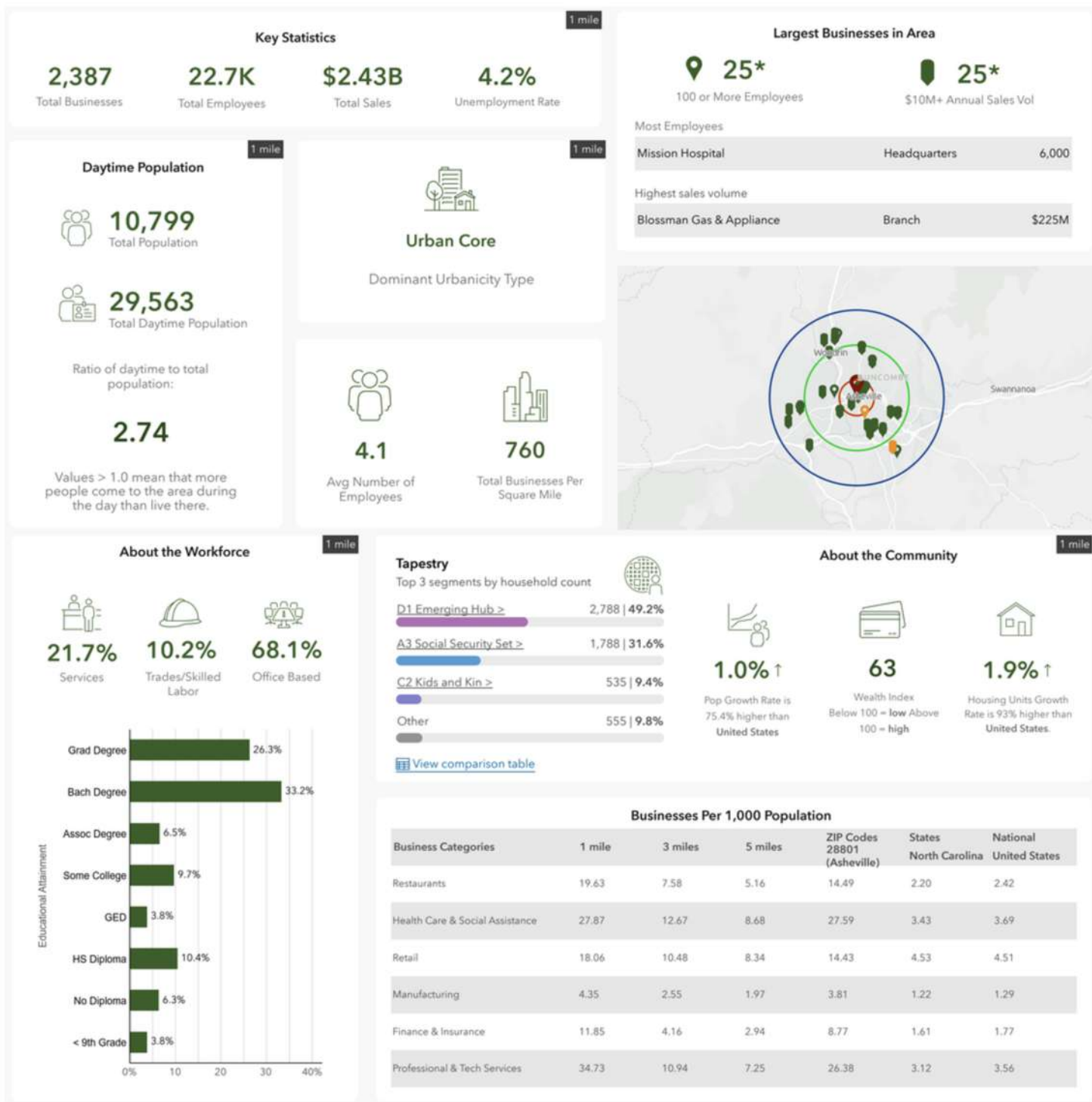


WAREHOUSE:
± 1,013 SF



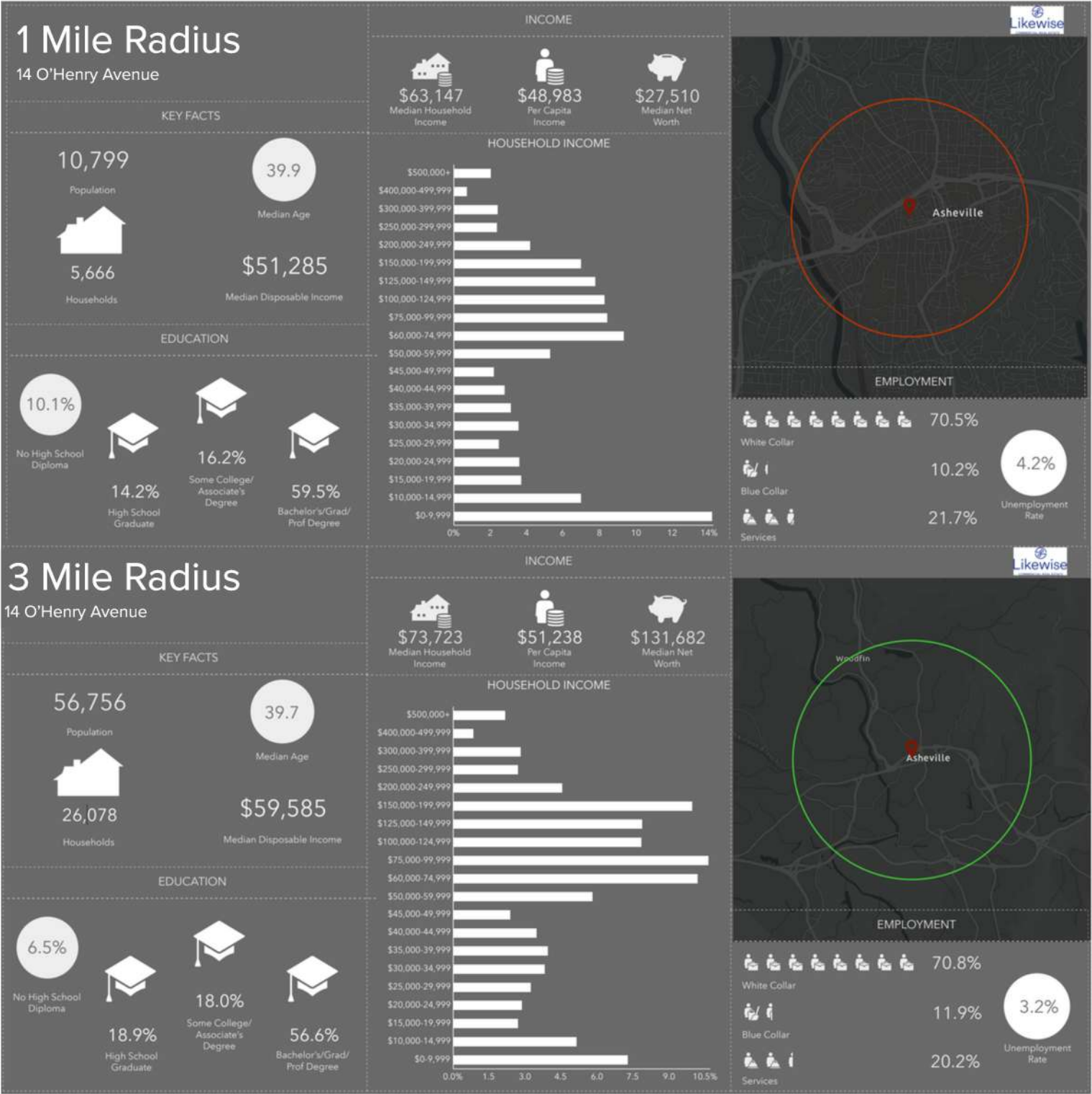
BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

