

Likewise



For Sale INVESTMENT OPPORTUNITY IN WEST ASHEVILLE

149 New Leicester Highway, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER

706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com





OFFERING SUMMARY

SALE PRICE \$1,590,000

BUILDING SIZE ± 6,740 SF

ZONING HB

PROPERTY FEATURES

- Spacious, purpose-built facility, designed for a full-service physical therapy practice
- Adaptable layout can fit a variety of wellness, medical, professional and service-oriented uses
- Currently leased to a successful regional physical therapy and sports medicine practice
- 6.39% CAP rate
- Outstanding visibility, situated on 1.76 AC with 346 FT of road frontage and monument signage
- Convenient location, 7 minutes to downtown Asheville and easy access to I-26 and I-40
- MLS# 4389474



Reception Area



Private Office



149 New Leicester Highway, Asheville, NC 28806



LOCATION INFORMATION

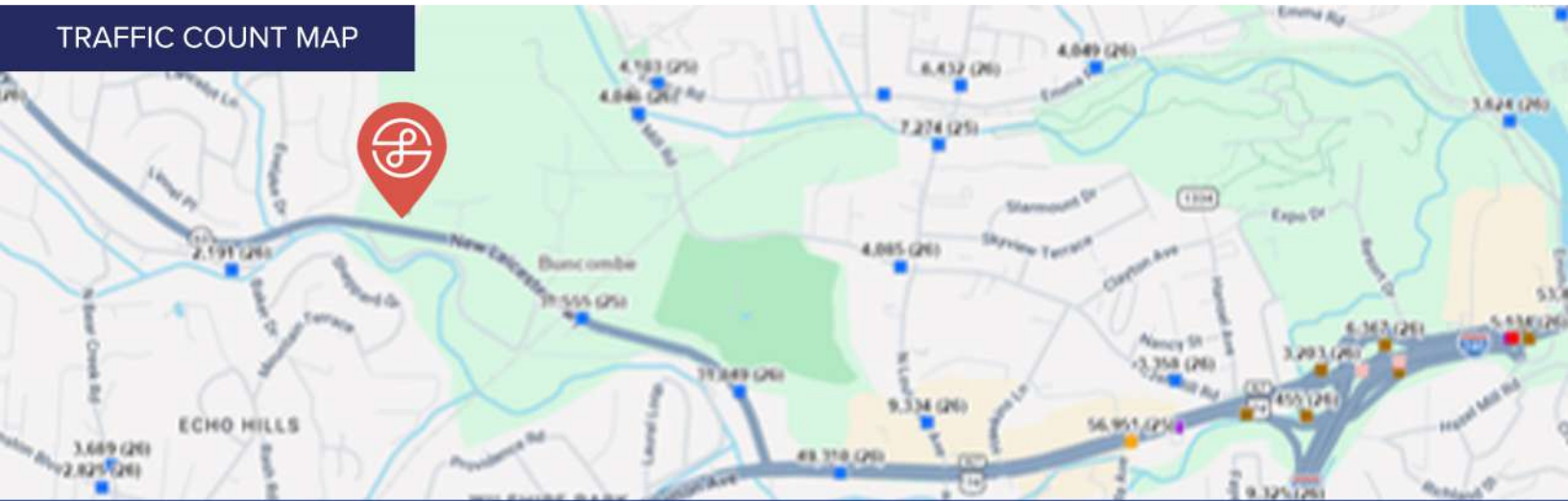
PIN	962970624400000
COUNTY	Buncombe
ZONING	Highway Business (HB)
MAJOR ROADS	Patton Ave, I-26, & I-40

PROPERTY DETAILS

BUILDING SIZE	± 6,740 SF
ACREAGE	± 1.76 AC
YEAR BUILT	2012
FLOOD ZONE	No
TRAFFIC COUNT	± 31,555 VPD



TRAFFIC COUNT MAP

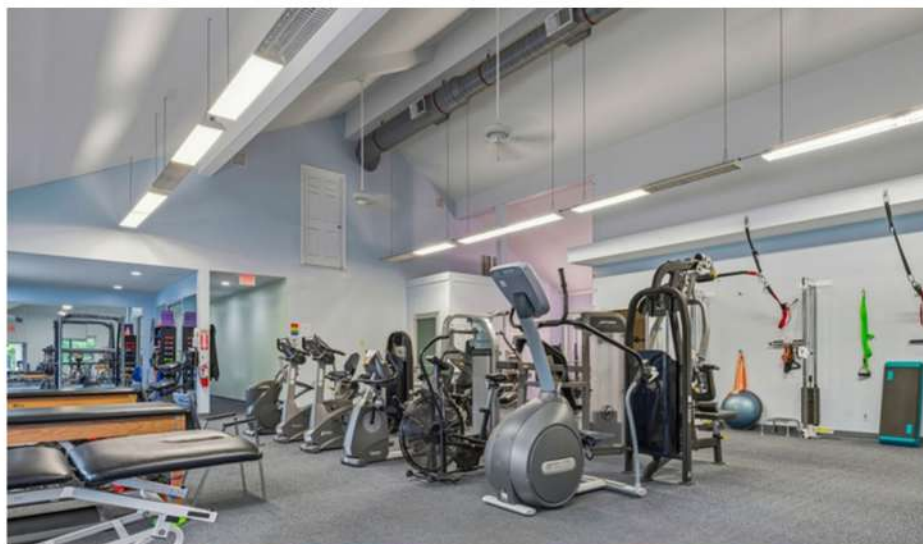


Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER
706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com

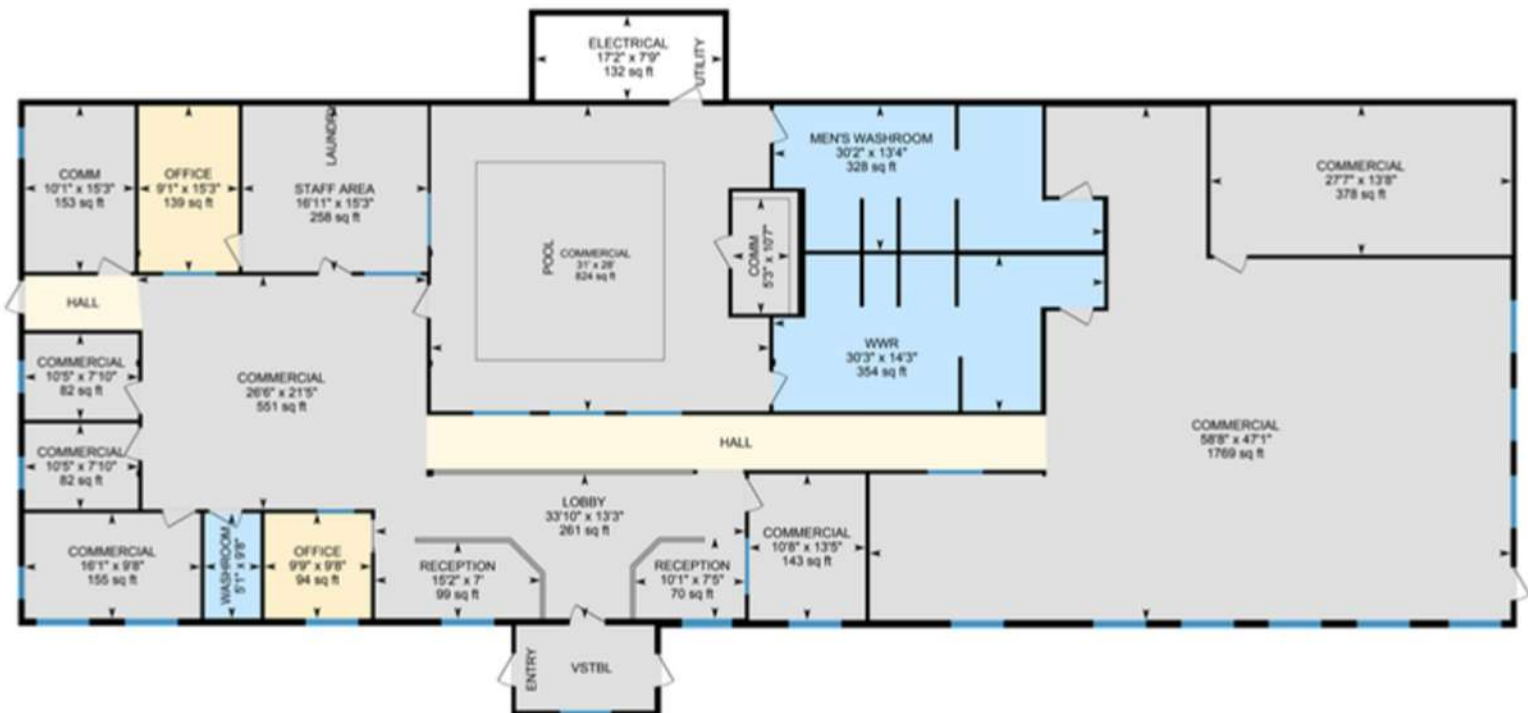


We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





FLOOR PLAN

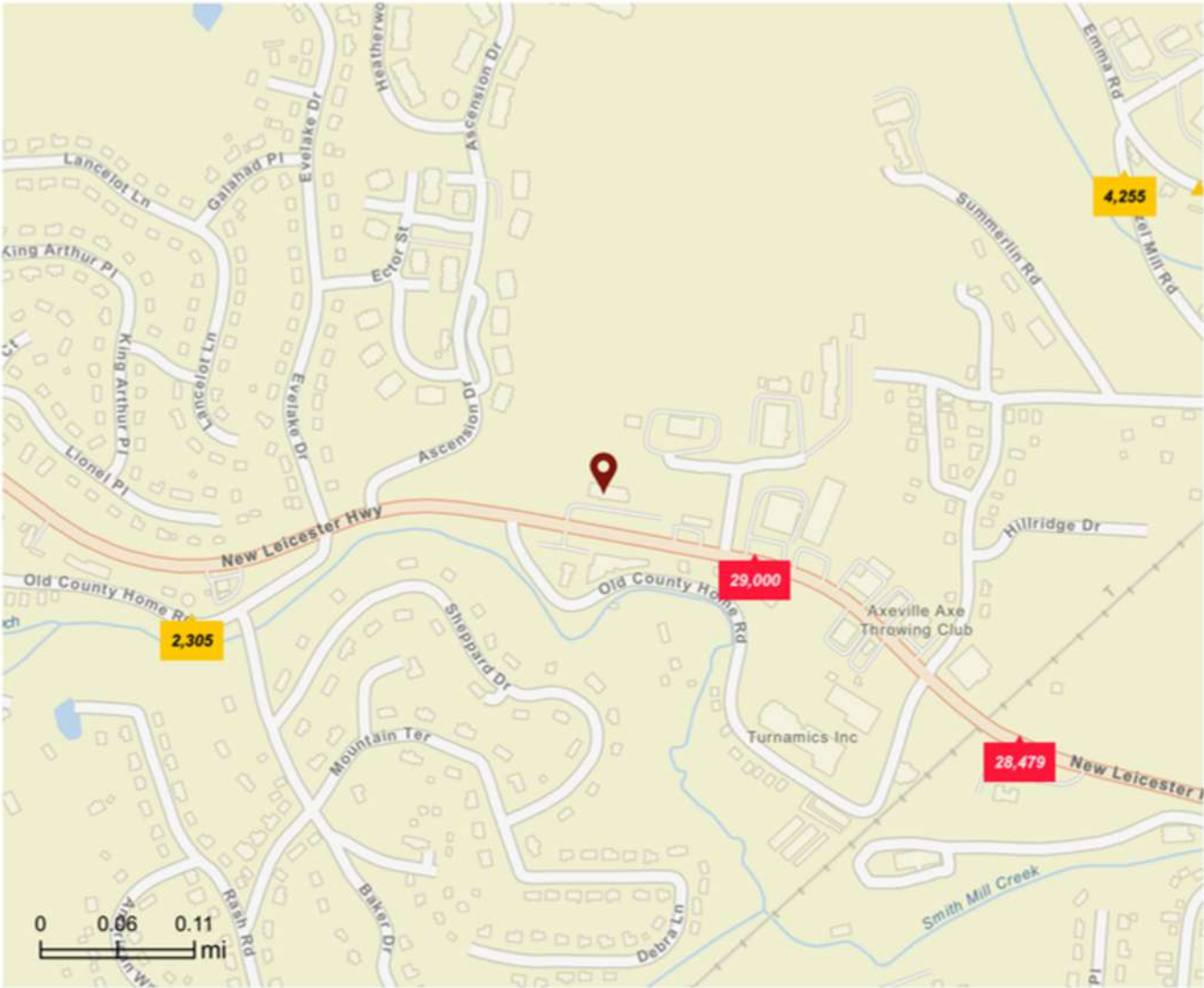


TOTAL FINISHED AREA:
± 6,740 SF



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

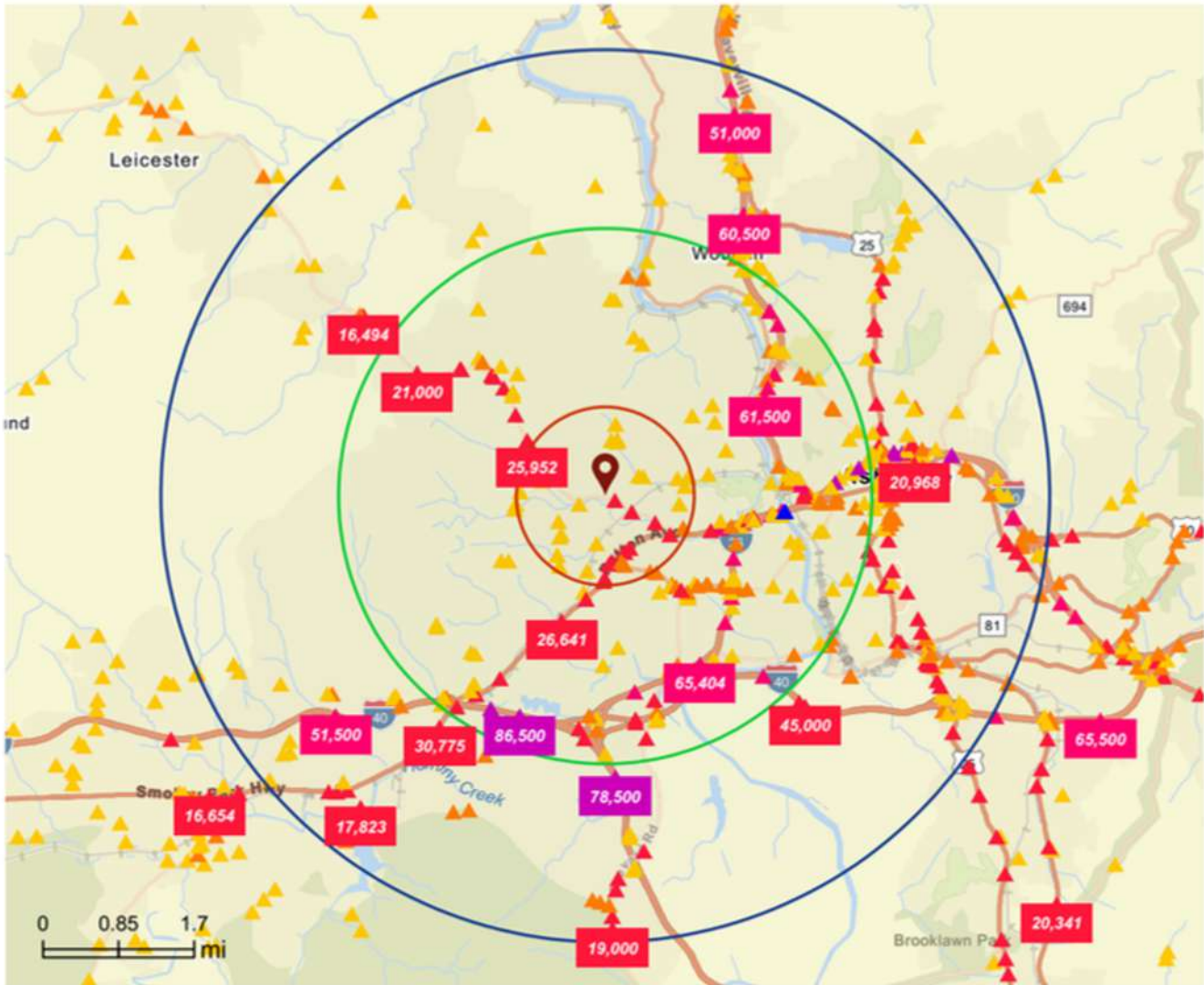
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

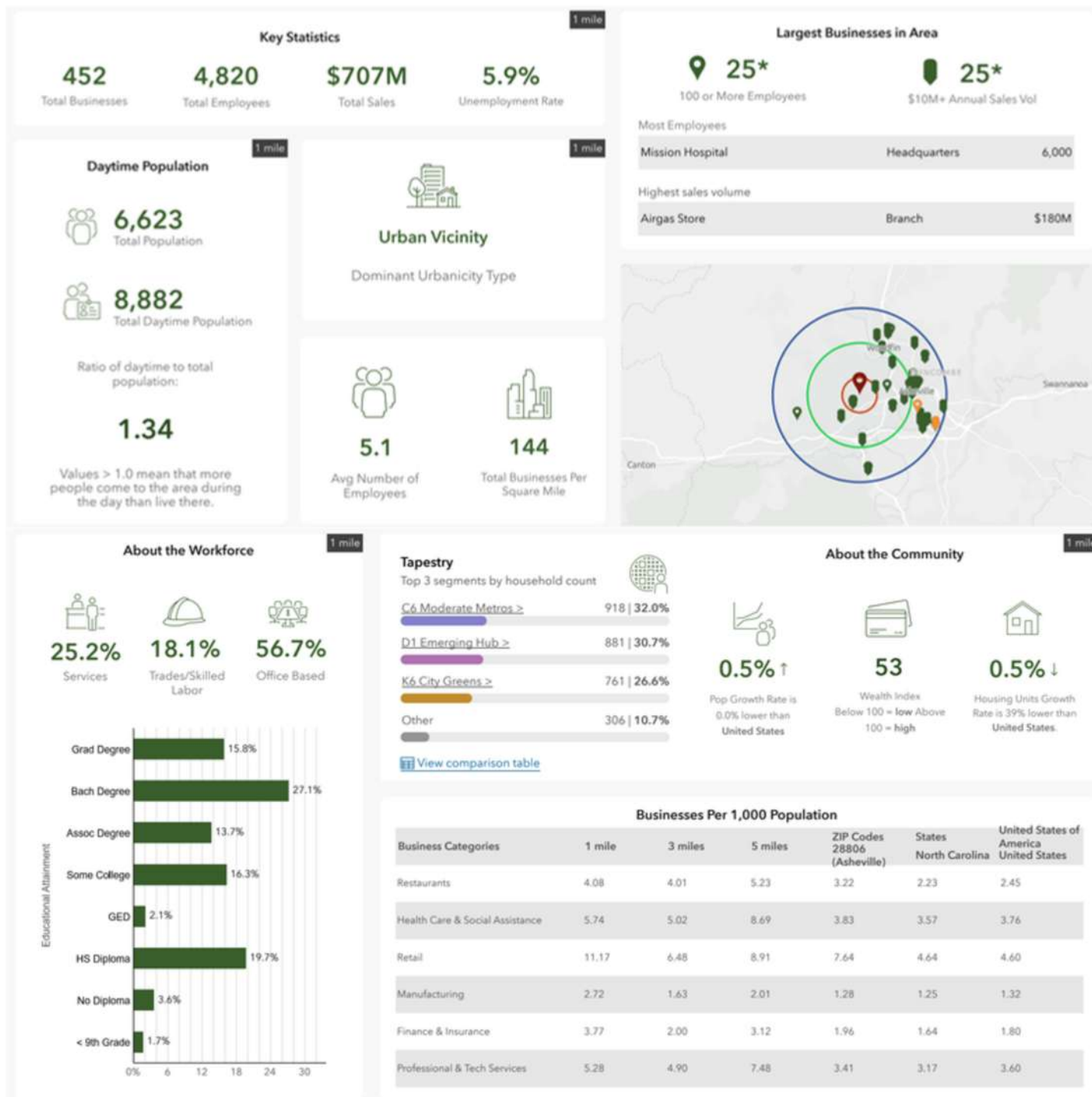
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





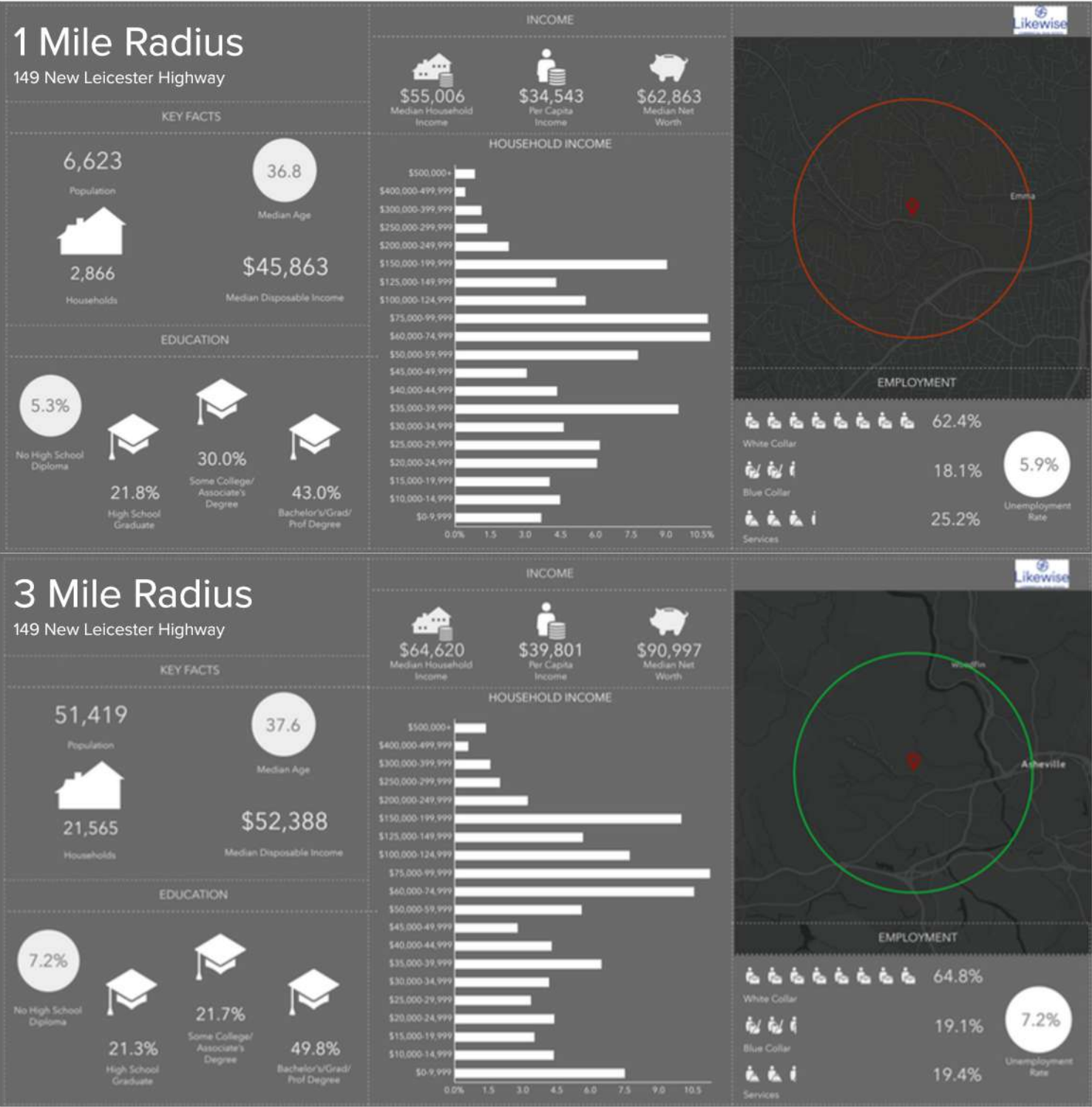
BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

