

Grace Building

853 Merrimon Ave., Asheville NC 28804

OFFERING MEMORANDUM

Historic, well-located retail building plus adjacent lot



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 TESSIER

PROPERTY BROKERAGE & MANAGEMENT

Grace Building

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Aerial View Map

03 Property Description

Property Features

Parcel Map

Pro Forma Valuation

Property Images

04 Company Profile

Company Bio

Advisor Profile

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01

Executive Summary

Investment Summary

GRACE BUILDING

OFFERING SUMMARY

ADDRESS	853 Merrimon Ave. Asheville NC 28804
COUNTY	Buncombe
MARKET	Asheville
SUBMARKET	N. Asheville
BUILDING SF	9,775 SF
LAND ACRES	.78
YEAR BUILT	1957
YEAR RENOVATED	2021
APN	974042710400000

FINANCIAL SUMMARY

PRICE	\$2,350,000
PRICE PSF	\$240.41

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	5,833	39,005	98,897
2026 Median HH Income	\$105,971	\$72,952	\$73,257
2026 Average HH Income	\$152,123	\$115,519	\$108,498

Historic area, strong commercial presence

- Between the land under the building and the adjacent lot, there is just under one acre of land. Building is prominent with plenty of parking. Restaurant space has been used non-stop since opening. With vacant space upstairs and under market lease rates downstairs, this building has a long way to come up in profitability. Building condition is good, HVAC units are reasonably new. Upstairs is powered thru restaurant's breaker panel.

GRACE BUILDING

02

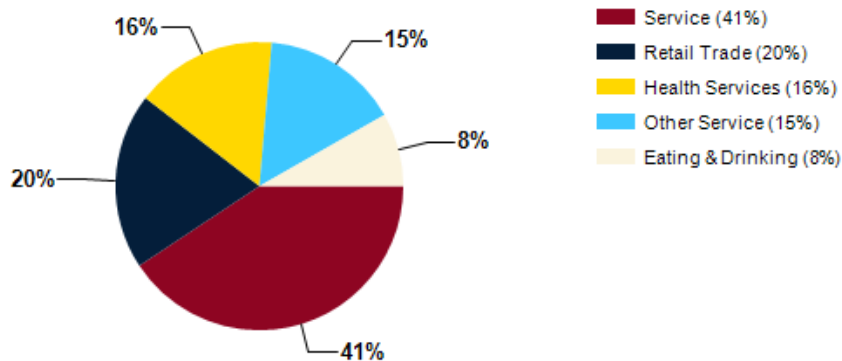
Location

Location Summary
Local Business Map
Aerial View Map

Well-located in N. Asheville

- The Grace neighborhood is about one mile from downtown, just before Beaver Dam and the Asheville Country Club, and their affluent residents. The east entrance to UNC-A is 1/4 mile away, and the surrounding neighborhoods are dense. Merrimon is the primary N/S avenue in the city carrying 17,000+ cars each day.

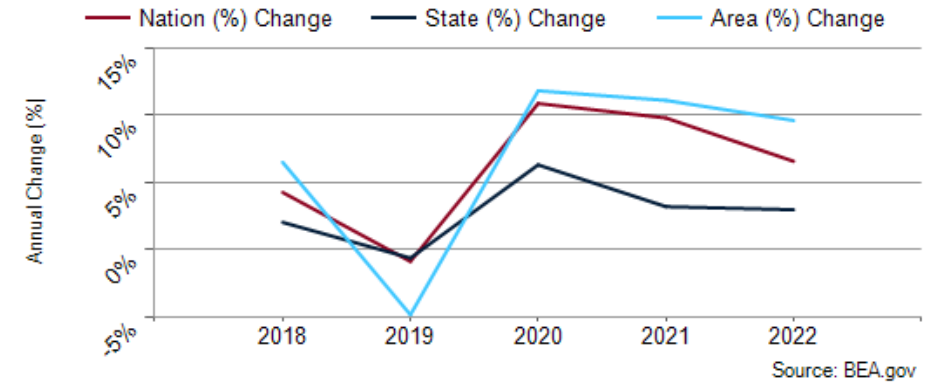
Major Industries by Employee Count

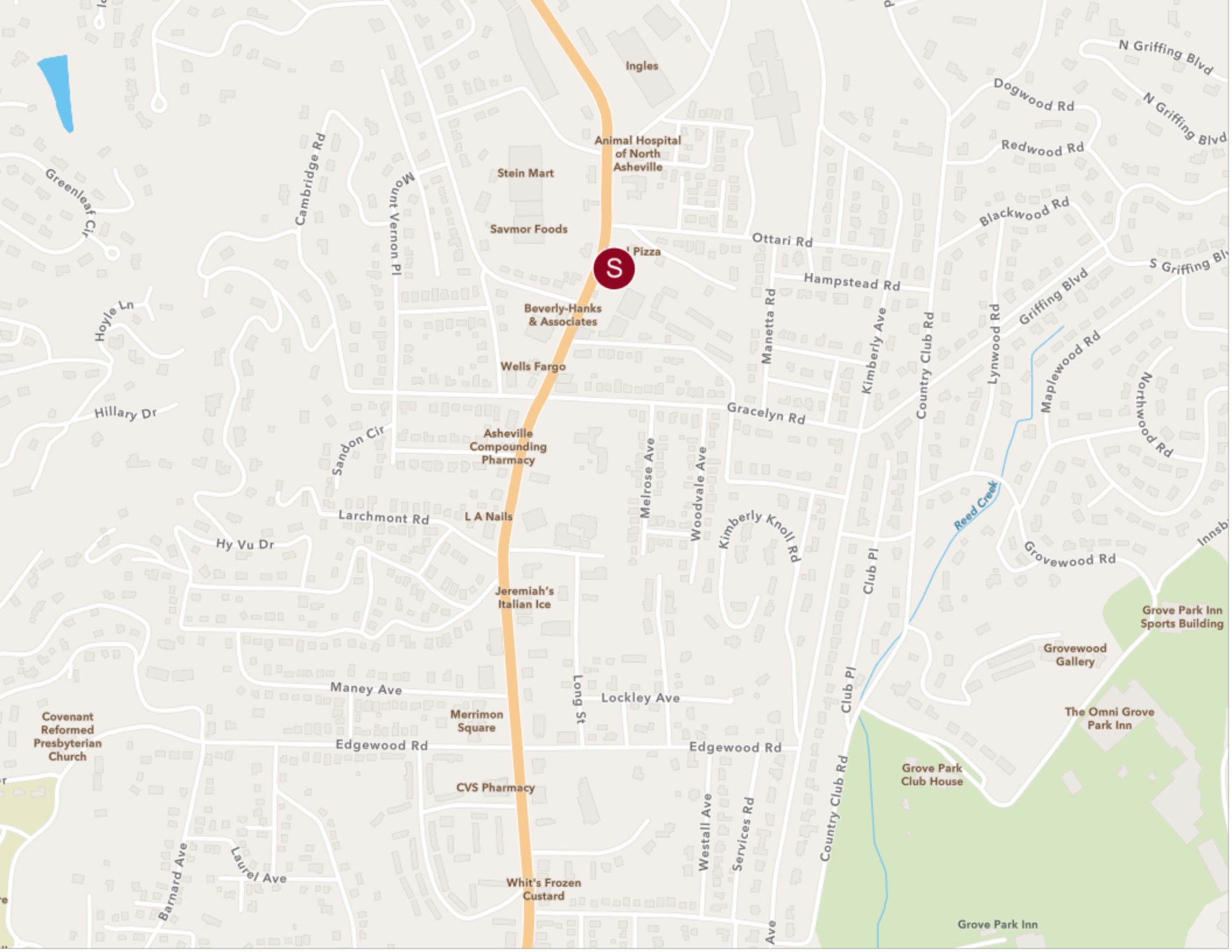


Largest Employers

Mission Health Hospital	3,000
Buncombe County Board of Education	3,000
Ingles Markets, Inc.	3,000
Biltmore Workforce Management Inc.	2,000
Veterans Administration Medical Center	1,000
County of Buncombe	1,000
City of Asheville	1,000
Wal-Mart Associates Inc.	1,000

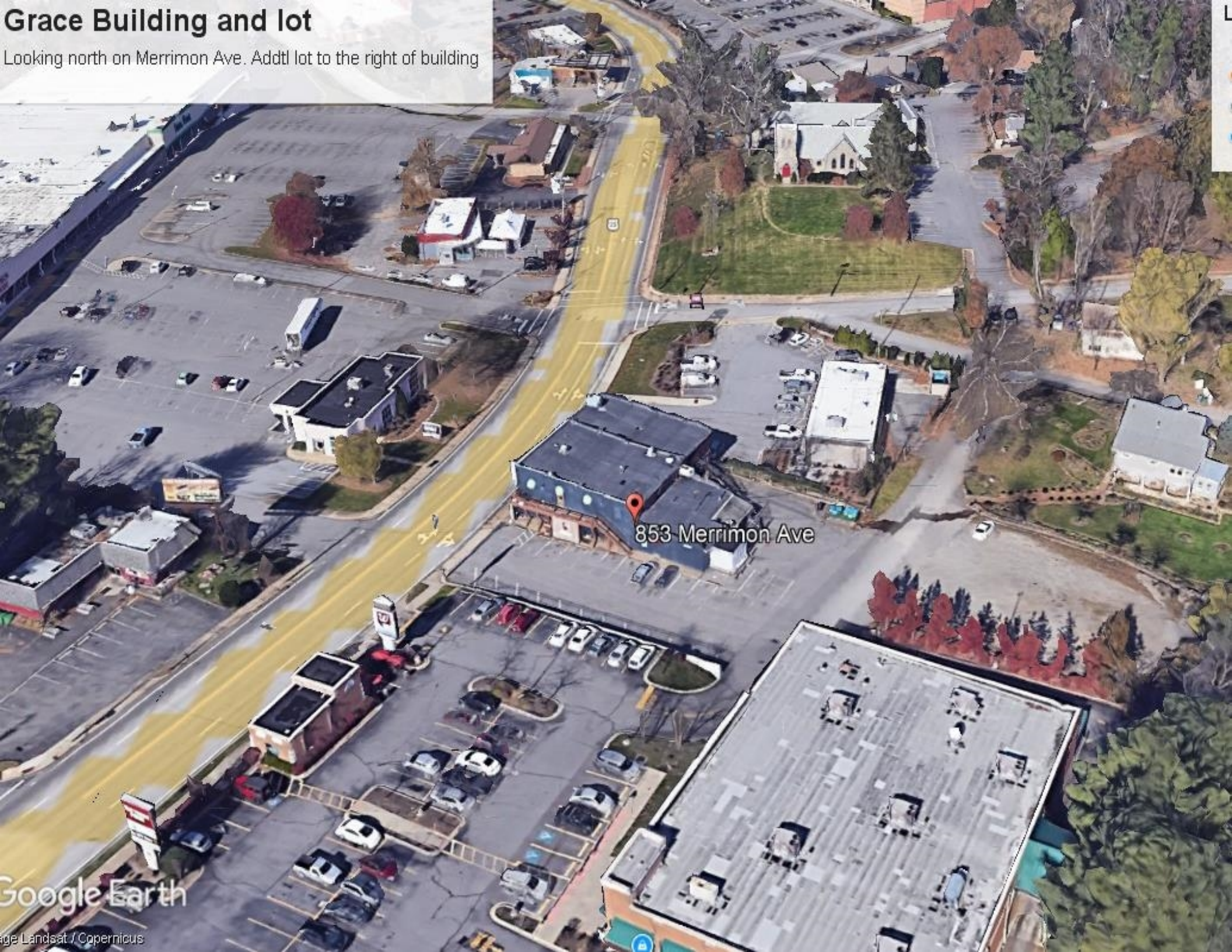
Buncombe County GDP Trend





Grace Building and lot

Looking north on Merrimon Ave. Addtl lot to the right of building



853 Merrimon Ave

Google Earth

Image Landsat / Copernicus



03

Property Description

Property Features

Parcel Map

Pro Forma Valuation

Property Images

GRACE BUILDING

PROPERTY FEATURES

NUMBER OF TENANTS	4
BUILDING SF	9,775
LAND ACRES	.78
YEAR BUILT	1957
YEAR RENOVATED	2021
# OF PARCELS	2
ZONING TYPE	CB II, RM8
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	+65
MIXED USE	Office and retail
STREET FRONTAGE	130'
TRAFFIC COUNTS	17500
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	2

MECHANICAL

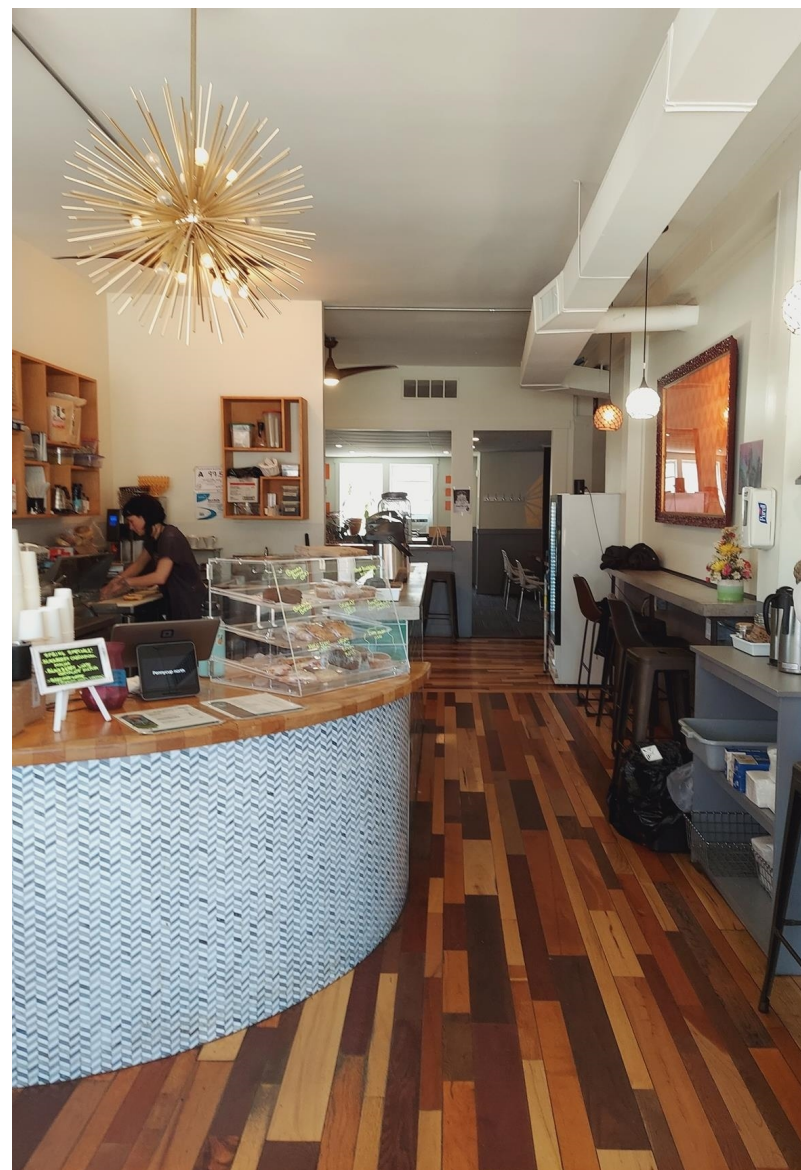
HVAC	yes, heat pump
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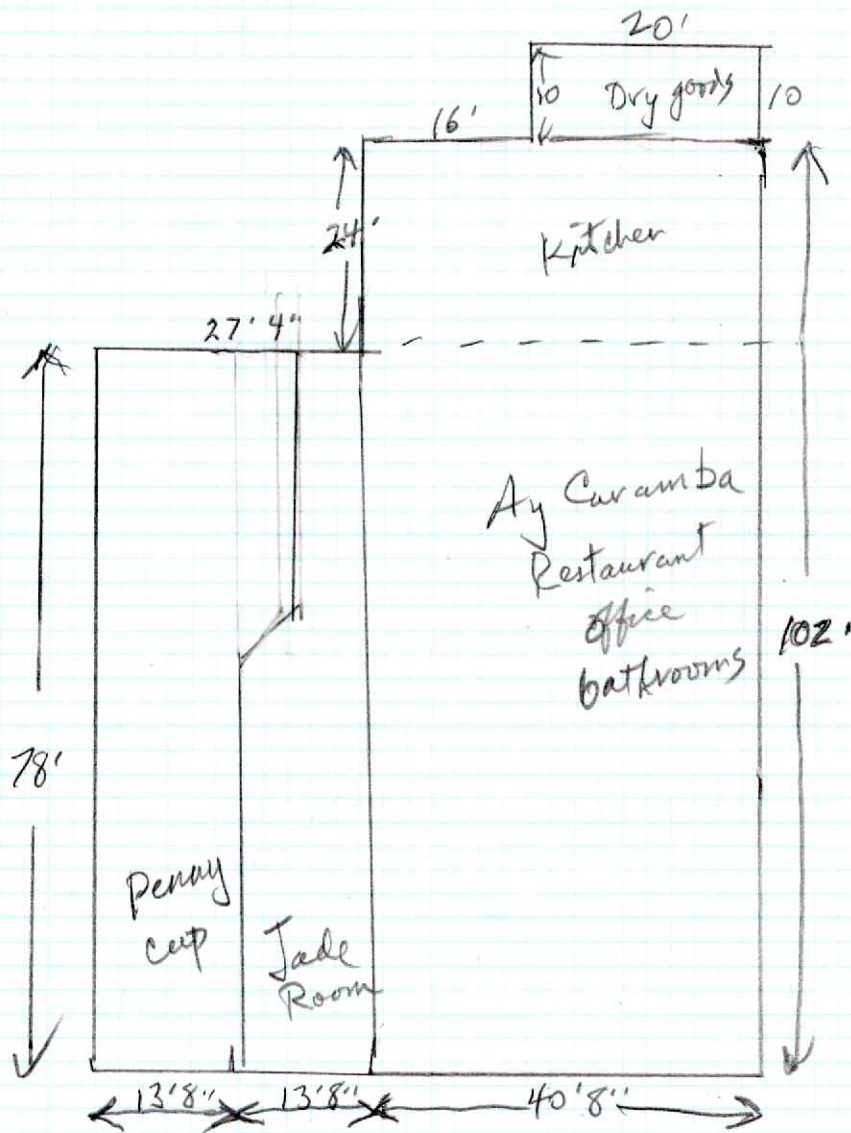
CONSTRUCTION

PARKING SURFACE	ASPHALT
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TENANT INFORMATION

MAJOR TENANT/S	Ay Carumba
LEASE TYPE	mg





Grace Building
853 Merrimon Ave



Income Valuation - 853 - 57 Merrimon Ave. (9700 sf, 0.47 ac, 1957)

	<u>Rentable SF</u>	<u>Rate</u>	<u>Current Rent</u>	<u>Pro Forma</u>	<u>Market rate applied</u>
<u>1st Floor</u>					
Ay Caramba	3000	22	\$ 63,654.00	\$ 81,000.00	\$27.00/sf
Palm reader	750	16	\$ 11,880.00	\$ 18,000.00	\$24.00/sf
Penny Coffee	650	24	\$ 15,600.00	\$ 15,600.00	\$24.00/sf
<u>2nd Floor</u>					
Potential studio space	4575	21	-	\$ 96,075.00	\$21.00/sf
	8975				
Annual lease revenue			\$ 91,134.00	\$ 210,675.00	
Less expenses, 20%			\$ 18,226.80	\$ 42,135.00	
Profit			\$ 72,907.20	\$ 168,540.00	
Price based on 7.0% cap rate				\$ 2,407,714.29	
Value of addtl. 0.31 acre lot				\$ 350,000.00	
				\$ 2,757,714.29	



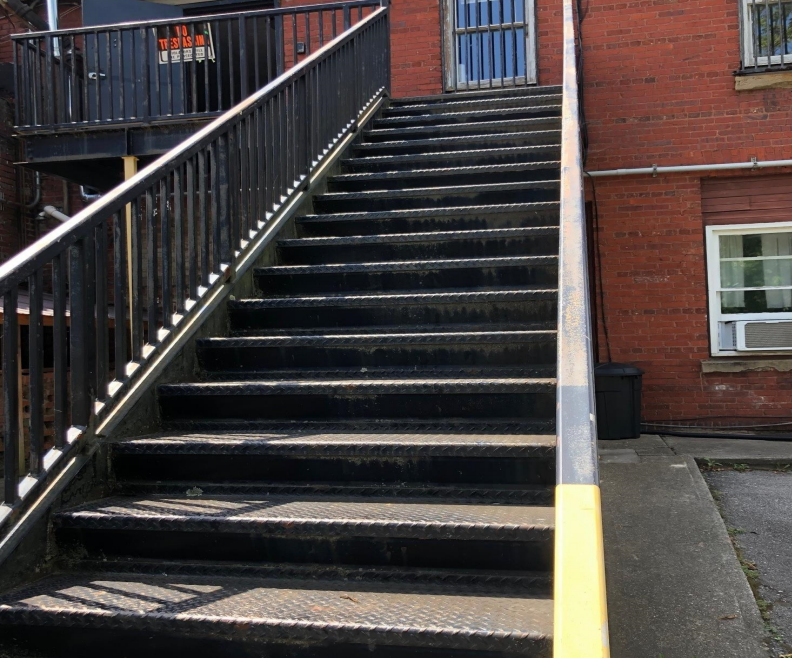
Restaurant interior



Restaurant back seating area



Building facade



Access to second level



Second level - studio space



Side view - south looking north



Second level - Typical restroom decor

GRACE BUILDING

04

Company Profile

Company Bio
Advisor Profile

TESSIER ASSOCIATES

Although Tessier was created in 1985 as a development services company to plan, develop, lease, sell and manage commercial investments, our vision for the future is as fresh as ever. We are a multi-faceted, experienced team of real estate professionals. We embrace the team concept of providing a high level of service to our clients.

Unlike many other firms, we can navigate you through whatever real estate transaction or situation you come across.

Our mission at Tessier is to build a long-term relationship with you as we help to professionally guide you through your real estate needs with a high level of client care.

At Tessier, we value relationships. We are all in this together, so we strive to build relationships with our clients, customers, tenants, and vendors with integrity and fairness. We treat all with respect, dignity, and honor. We do not exaggerate or stretch the truth. We give our honest opinions and advice. We always strive for excellence in every way and continually improve our processes and services.

Tessier built a strong base in property management and leasing. Today, the Tessier team manages or exclusively leases over 80 major office, commercial, retail, and multi-family residential properties.

As one of the top brokerage firms in Asheville, Tessier broadened its scope to also help clients build, buy, or lease properties in suburban and other properties throughout Western North Carolina and neighboring states.

Today, the company is represented by a strong group of professionals who combine their talents to make Tessier a leader in building relationships.



Bill Steigerwald
Advisor / Broker

Bill is a seasoned broker having sold multi-million dollar assets, negotiated several professional office leases, contracted a major sale-leaseback with Opportunity Zone benefits, and researched dozens of development land projects. His strengths are communication, negotiation, knowledge of essential service providers, and his proactive approach. His background includes business administration, marketing, and small business management.

Raised in North Carolina, schooled at UNC-Chapel Hill, he set out to see more of the world. He worked for Marriott Hotels in Washington, DC, New Orleans, and New Jersey, then became an entrepreneur in the event production field, creating major private and public events in Houston and winning international recognition. Ultimately he and his wife built a home and moved to their dream location, western NC.

Bill is an avid woodworker, cook, reader, hiker, and traveler, and enjoys kayaking and fishing.

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