

FOR SALE

THE
REAL
ESTATE
CENTER

Phil Mechanic Studios 109 Roberts St. | Asheville 28805

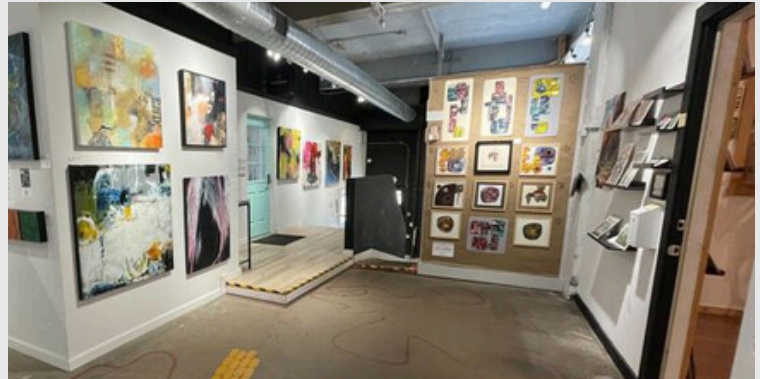
Historic Creative Commercial Space/Artist Studio Building
Located in Asheville's Acclaimed River Arts District.



HISTORIC, CREATIVE WORKSPACE INVESTMENT OPPORTUNITY
OFFERED AT \$4,800,000

PHIL MECHANIC STUDIOS

Phil Mechanic Studios offers a rare opportunity to acquire a historic creative workspace building in Asheville's River Arts District. Located at 109 Roberts Street and spanning more than 20,800 square feet across five floors, the property serves as a long-standing anchor for the district's arts community. Home to more than 35 artists and creative businesses, the building benefits from strong demand driven by Asheville's nationally recognized arts and tourism economy. Positioned adjacent to The Radical Hotel and within one of the city's most active redevelopment corridors, the property offers a distinctive investment within one of the Southeast's most vibrant creative districts.



INVESTMENT SUMMARY

OFFERED AT \$4,800,000

Property Address

- 109 Roberts Street
Asheville, North Carolina

Property Type

- Creative Office / Artist Studios

Building Size & Stories

- 20,800+ SF
- Five Stories

109 Roberts Street
Phil Mechanic Studios

Income

Rental Income	\$ 434,318
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Expenses

Taxes	\$ 4,453
Insurance (estimated)	\$ 50,994
Maintenance (estimate)	\$ 14,380
Facilities	\$ 23,919
Admin / Utilities (estimated)	\$ 3,180
Marketing Expenses (estimate)	\$ 2,500
Total Operating Expenses	\$ 99,426

Net Operating Income	\$ 334,892
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Building Details:

- Roof 2.5 years old
- All new HVAC (within past 3 yrs)
- Building Lot Size: .17 Acres
- Extra Lot Size: .15 Acres
- Total Acreage: .32

Year Built

- 1920 | Updated 2023

PIN

- 109 Roberts (Phil Mechanic Bldg):
[963897760100000](#)
- 109 Roberts (parking lot):
[963897871100000](#)

Key Investment Highlights

- Historic artist studio building in Asheville's River Arts District
- Over 24,960 SF across five floors of studio and creative workspace
- Home to 35+ artists, makers, and creative businesses
- Located adjacent to The Radical Hotel, one of Asheville's newest boutique hospitality destinations
- Strong tenant demand driven by Asheville's nationally recognized arts community
- Positioned within one of the Southeast's most active cultural tourism markets



FOR MORE INFORMATION

Please contact Jay Lurie at The Real Estate Center Asheville, for more information or to schedule a showing. 159 South Lexington Ave., Asheville, NC 28801



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SCAN FOR MORE!

CREATIVE STUDIOS AND GALLERY SPACES SERVING ASHEVILLE'S THRIVING ARTS COMMUNITY

Phil Mechanic Studios has played a significant role in the development of Asheville's artistic community. Located in the heart of the River Arts District (the RAD) on the corner of Roberts Street & Clingman Avenue just before the roadway crosses over the French Broad River, the studios currently feature working artists, makers, creative office spaces, as well as a ground level event space.

The building has two neighboring properties, The Radical Hotel, RAD Rendezvous, and The Wedge. The Radical Hotel is a 70-key boutique recently named the #2 best new hotel by USA Today Reader's Choice and named in TIME's Top 100 Greatest Places in the World 2025. RAD Rendezvous is a new community driven artist studio & retail space built with a neighborhood vision in mind; the community will serve as a platform for creatives to showcase their work in a high-traffic area with opportunities for cross-promotions with the hotel, pop-ups and event tie-ins.





RIVER ARTS DISTRICT

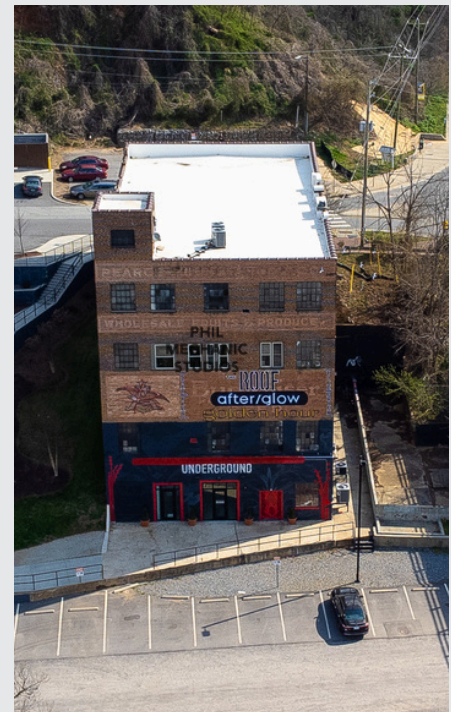
Positioned at the gateway to the River Arts District and adjacent to The Radical Hotel, the property benefits from significant visitor traffic, strong neighborhood revitalization, and growing demand for creative workspace in Asheville's most culturally vibrant district. The building serves as one of the district's anchor properties and is part of a broader creative ecosystem that includes artist studios, breweries, galleries, restaurants, and hospitality destinations.



The Radical Hotel, River Arts District (left and right)



Map of River Arts District (left), Phil Mechanic Building 109 Roberts



RIVER ARTS DISTRICT SUMMARY

- One of Asheville's most vibrant cultural neighborhoods
- Hundreds of artists
- Breweries, restaurants, galleries
- French Broad River location

NEIGHBORING PROPERTIES

Phil Mechanic Studios is adjacent to The Radical Hotel, part of the Hilton Tapestry Collection, and with RAD Rendezvous, a new studio project bringing 50+ artists back to the RAD after Helene.

ASHEVILLE MARKET OVERVIEW

Asheville is the economic and cultural hub of Western North Carolina attracting nearly 14 million visitors annually.



TOURISM RANKINGS

- Forbes Top Destinations
- NYT 52 Places to Go
- Best U.S. Fall Foliage
- Southern Living Best Cities



RIVER ARTS DISTRICT ARTISTS

Support the RAD today. Visit and Donate!

See this map, and accessibility information, here:

Legend

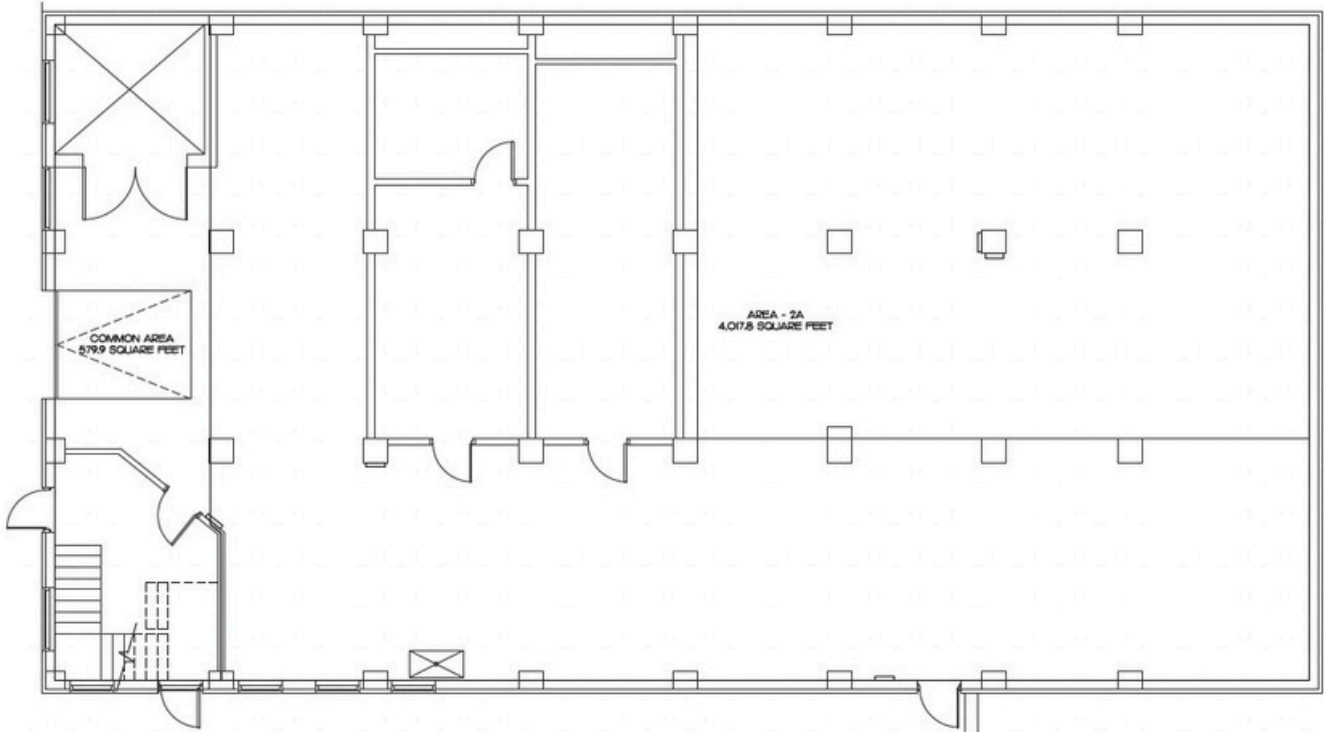
- Parking
- Open Business & Studios
- Saturday Art Market
- Food, Beer, or Coffee
- Handicap Accessible Building
- Partially Handicap Accessible Building

MAP NOT TO SCALE

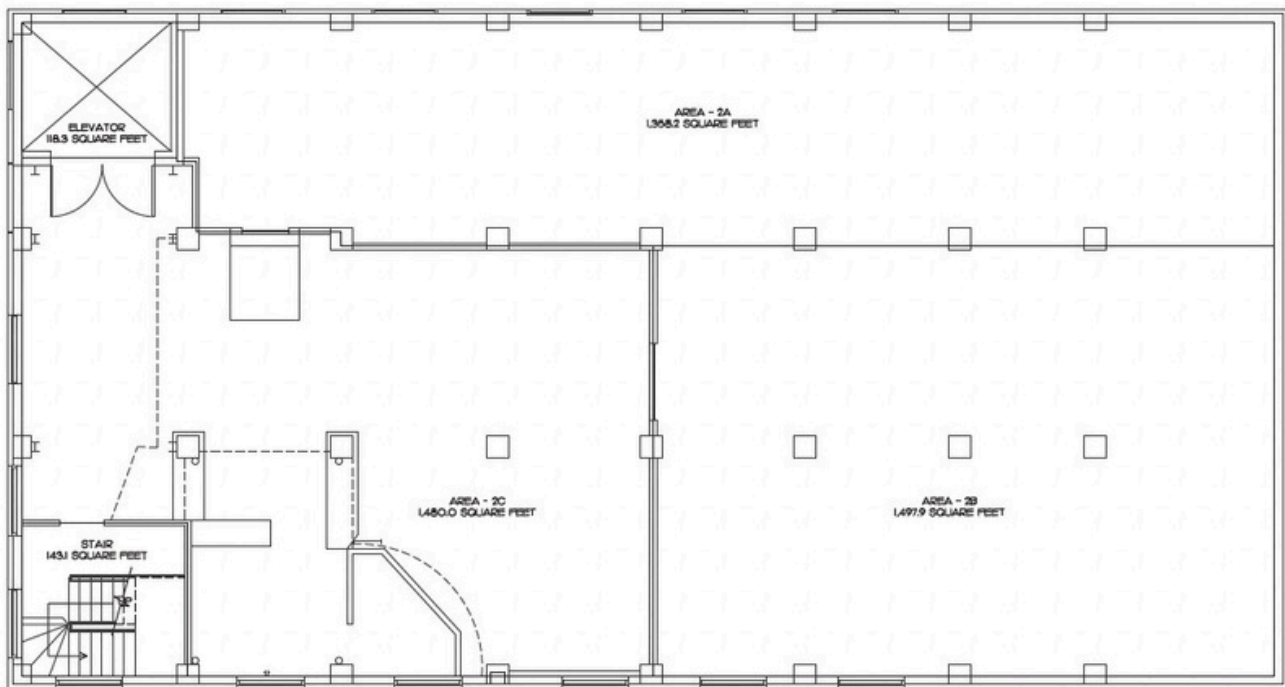
Map labels include: Hatchery Studios, RAD Rendezvous and RADA Welcome Center, The Radical, Phil Mechanic Studios, All Souls Pizza, Wedge Studios, Saturday Art Market, Grey Eagle Taqueria, Anoché, RAD Brewing, Odyssey Gallery of Ceramic Arts + Studios, Rite of Passage Sew + Co., Ultra Coffeebar, Olde London Road English Pub, Fresh West Pizza, Pink Dog Creative, Crusco, Zen Ink, Penny Cup Coffee, ButterPunk, Local Cloth, Warehouse Studios, Roberts St Studios, The Wyre Shops, Wedge Brewery, The Lift Studios, NorthLight Studios, Aura Arts, Foundation Woodworks, Hi-Wire Brewery, and Hi-Wire Brewery.

FLOOR PLANS

FIRST FLOOR - THE UNDERGROUND (EVENT SPACE FOR THE RADICAL HOTEL)



SECOND FLOOR - FOUR STUDIOS

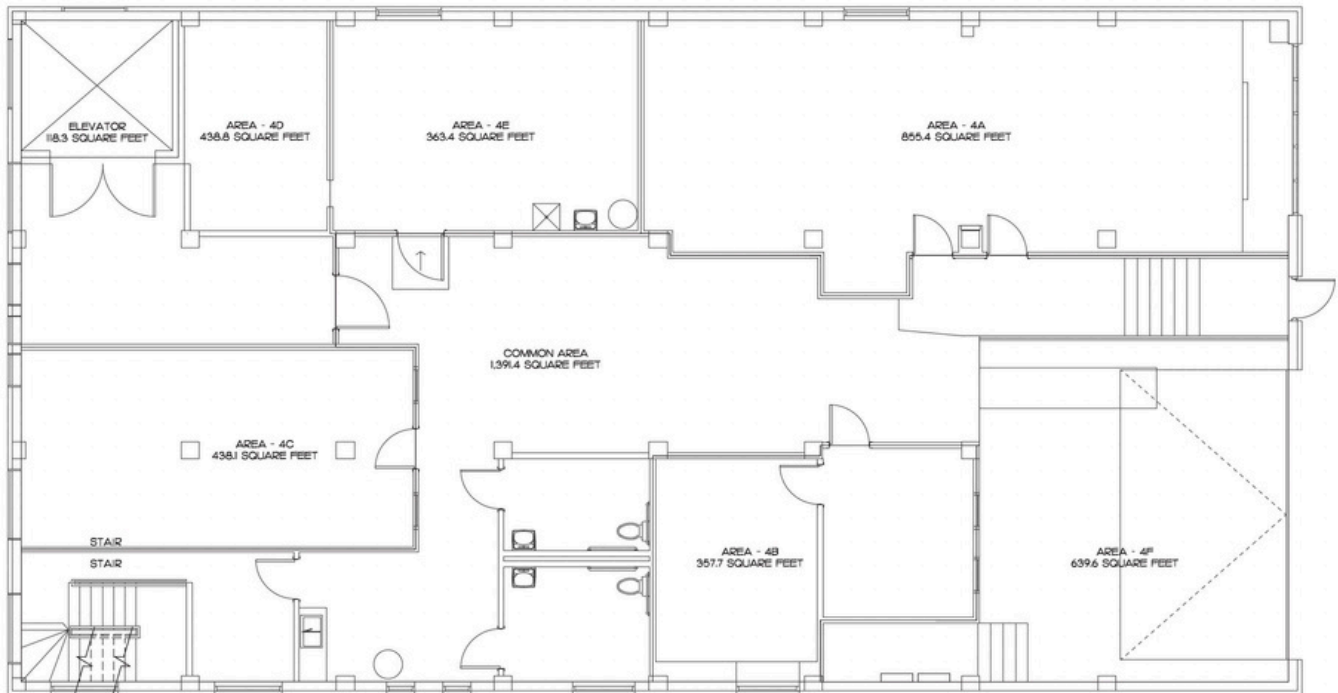


FLOOR PLANS

THIRD FLOOR - FOUR STUDIOS, MEZZANINE LEVEL



FOURTH FLOOR - SIX STUDIOS, GALLERY SPACE, BATHROOMS



FLOOR PLANS

FIFTH FLOOR - 8 STUDIOS, CO-WORKING SPACE, KITCHENETTE, BATHROOM

