

INDUSTRIAL/WAREHOUSE SPACE FOR SALE

# 91 New Leicester Highway

Asheville, NC 28806

13,540 SF | \$2,000,000





## Property Highlights

- **Zoned HB**
- **3.95 Acres**
- **Back entrance - off of Oak Hill Drive**
- **Front half of the building has A/C & heat**
- **Back half of the building is heated**
- **3 loading docks**
- **Paved parking lot**
- **Back portion has a chain link fence**
- **New HVAC air handler**
- **29,000 vehicles per day traffic count**

## Property Description

Introducing a prime warehouse investment opportunity at 91 New Leicester Highway in Asheville, NC. less than half a mile from Patton venue, this 3.95-acre property, zoned HB, features a 13,540 SF building with a back entrance off Oak Hill Drive. The front half of the building boasts A/C and heat, while the back half is heated. With three loading docks, a paved parking lot, and a chain-link fence in the back portion, this property offers excellent functionality and security. The recent addition of a new HVAC air handler ensures optimal working conditions. Positioned for success with a high traffic count of 29,000 vehicles per day, this property is a compelling investment prospect in the thriving Asheville area.

## Offering Summary

<b>Sale Price:</b>	<b>\$2,000,000</b>
<b>Building Size:</b>	<b>13,540 SF</b>

**OFFERING MEMORANDUM**    **91 New Leicester Highway, Asheville, NC 28806**

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.

# Additional Photos

13,540 SF | \$2,000,000  
Industrial/Warehouse  
Space



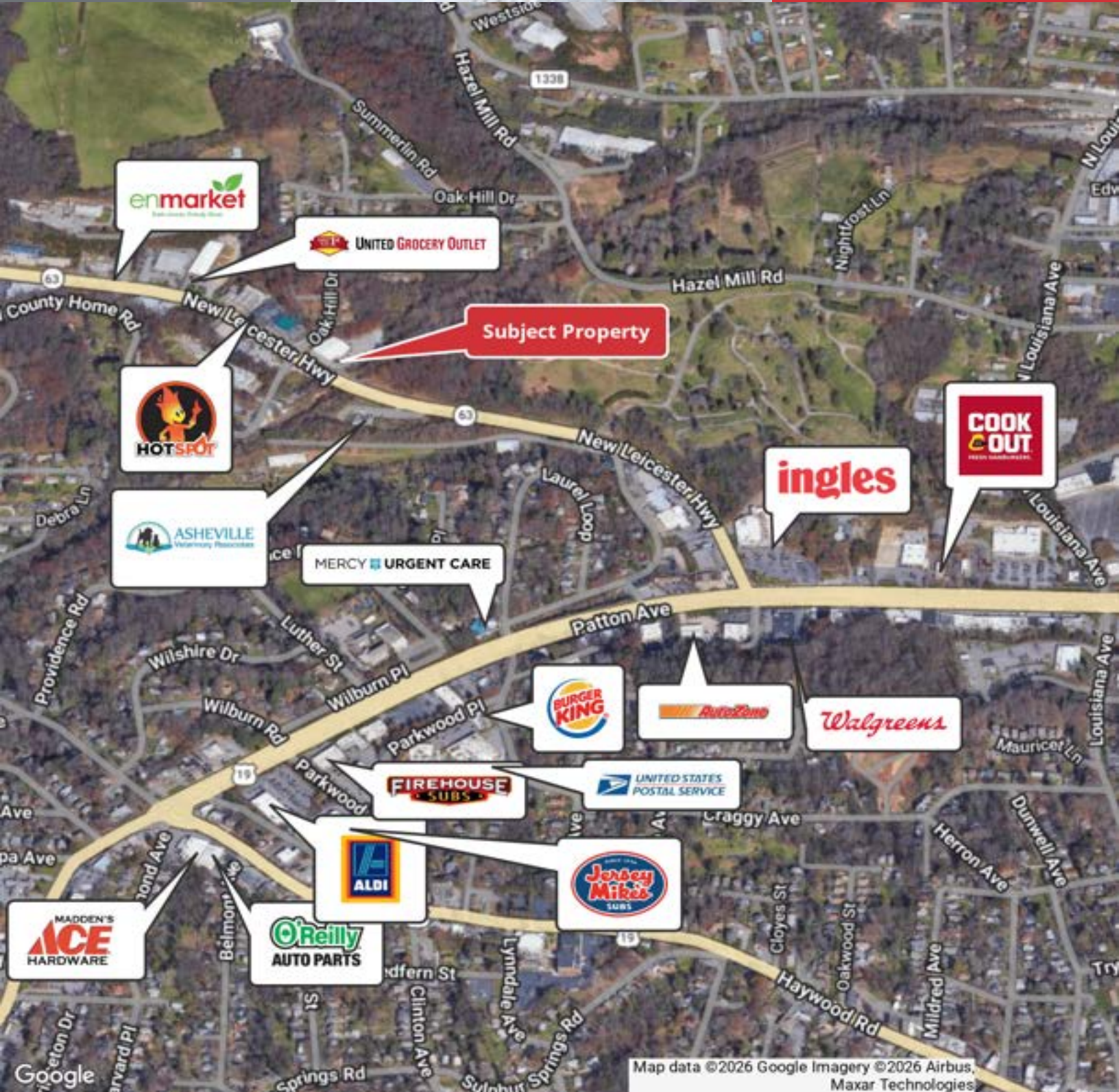
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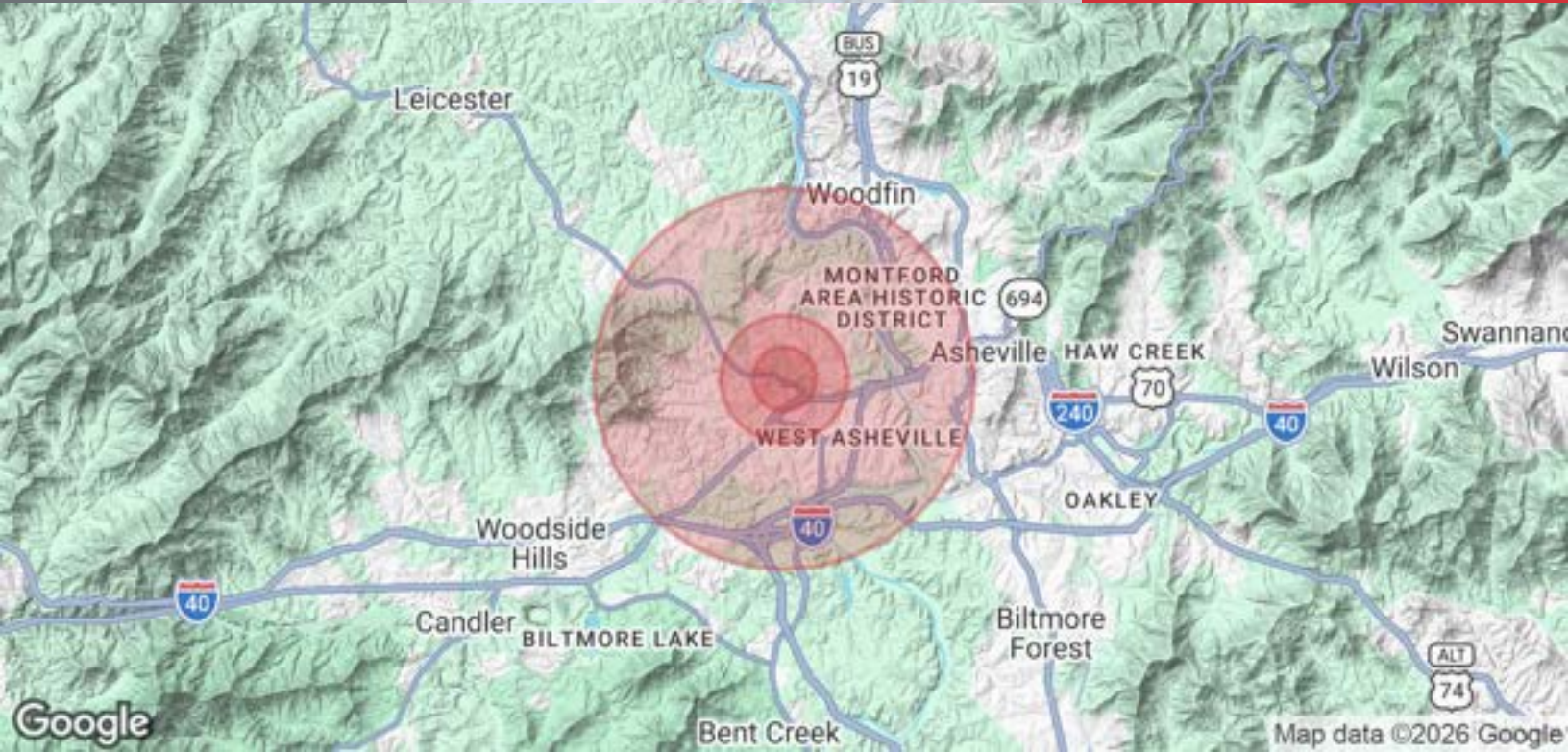
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# Demographics

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Space



Population	0.5 Miles	1 Mile	3 Miles
Total Population	1,131	5,736	48,333
Average Age	39.9	37.6	38.4
Average Age (Male)	39.0	34.8	37.1
Average Age (Female)	41.2	38.7	38.9

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	490	2,206	17,801
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$65,605	\$71,005	\$82,775
Average House Value	\$299,210	\$293,526	\$369,738

2023 American Community Survey (ACS)

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## Rick Tisdale

Residential and Commercial Broker Associate

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## Professional Background

Rick has closed commercial transactions from a few hundred thousand dollars up to \$14.2 million. He also has extensive experience in residential real estate ranging from condos to multi-million dollar estates. He has represented banks, corporations, local and national companies in the commercial field.

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