

FOR SALE
317 N King St
Hendersonville, NC 28792

contact: 828.545.9002 • pellis@pulliamproperties.com



WESTERN NORTH CAROLINA'S TOP COMMERCIAL REAL ESTATE FIRM

\$1,790,000

5,918±/SF OFFICE CONDO IN DOWNTOWN HENDERSONVILLE / UNIT #4



PROPERTY VIDEO LINK



PROPERTY HIGHLIGHTS

5,918±/sf office condo for sale / unit #4 / currently medical

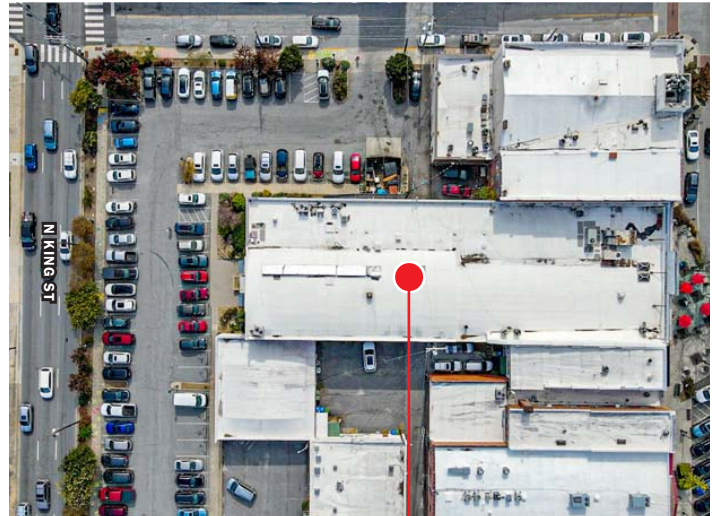
Current tenant will move out within 12 months

18 deeded parking spots (additional available in street)

Prime location in the heart of Downtown Hendersonville

Asheville Regional Airport 17 minute drive (12 miles)

Broker requires 48 hour prior notice to show the unit



MAP CREDIT: NOAA

AERIAL VIEW

SITE LOCATION



Paul Ellis
Commercial Broker

Main Office:
828.684.4344

Mobile:
828.545.9002

Email:
pellis@pulliamproperties.com

EXPERIENCE MAKES THE DIFFERENCE

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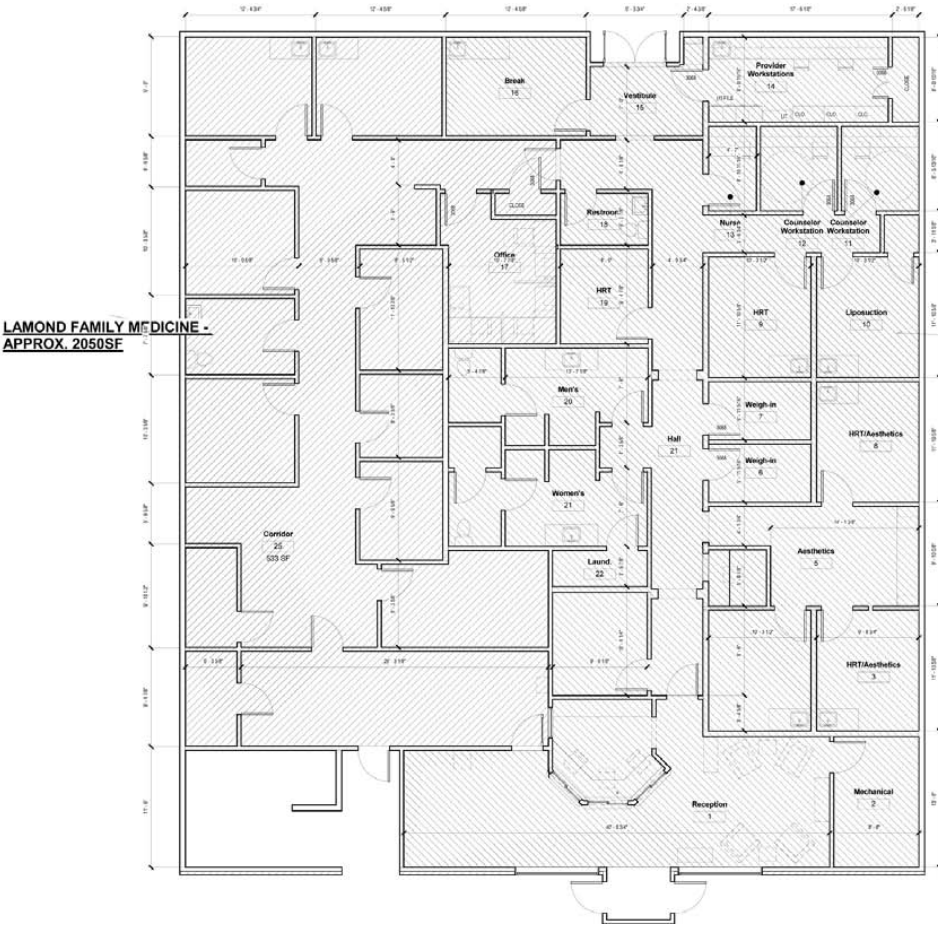
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FLOOR PLAN



LAMOND FAMILY MEDICINE - APPROX. 2050SF

BLUE SKY MD - APPROX. 3160 SF



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INTERIOR PHOTOGRAPHY

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MAP CREDIT: NC DOT



TRAFFIC INFORMATION

Collection Street	Cross Street	Traffic Volume	Distance
N King St	3rd Ave E S	13,184	0.02 mi
N King St	4th Ave E S	12,530	0.06 mi
US 25 BUS	6th Ave E N	12,832	0.11 mi
N King St	6th Ave E N	12,167	0.12 mi
5th Ave W	N Wall St E	3,003	0.14 mi
N Church St	3rd Ave W S	14,756	0.15 mi
N Church St	6th Ave E S	14,033	0.16 mi
US 25 BUS	6th Ave E S	8,527	0.17 mi
6th Ave E	N Grove St W	21,749	0.17 mi
6th Ave W	N Wall St W	8,793	0.19 mi



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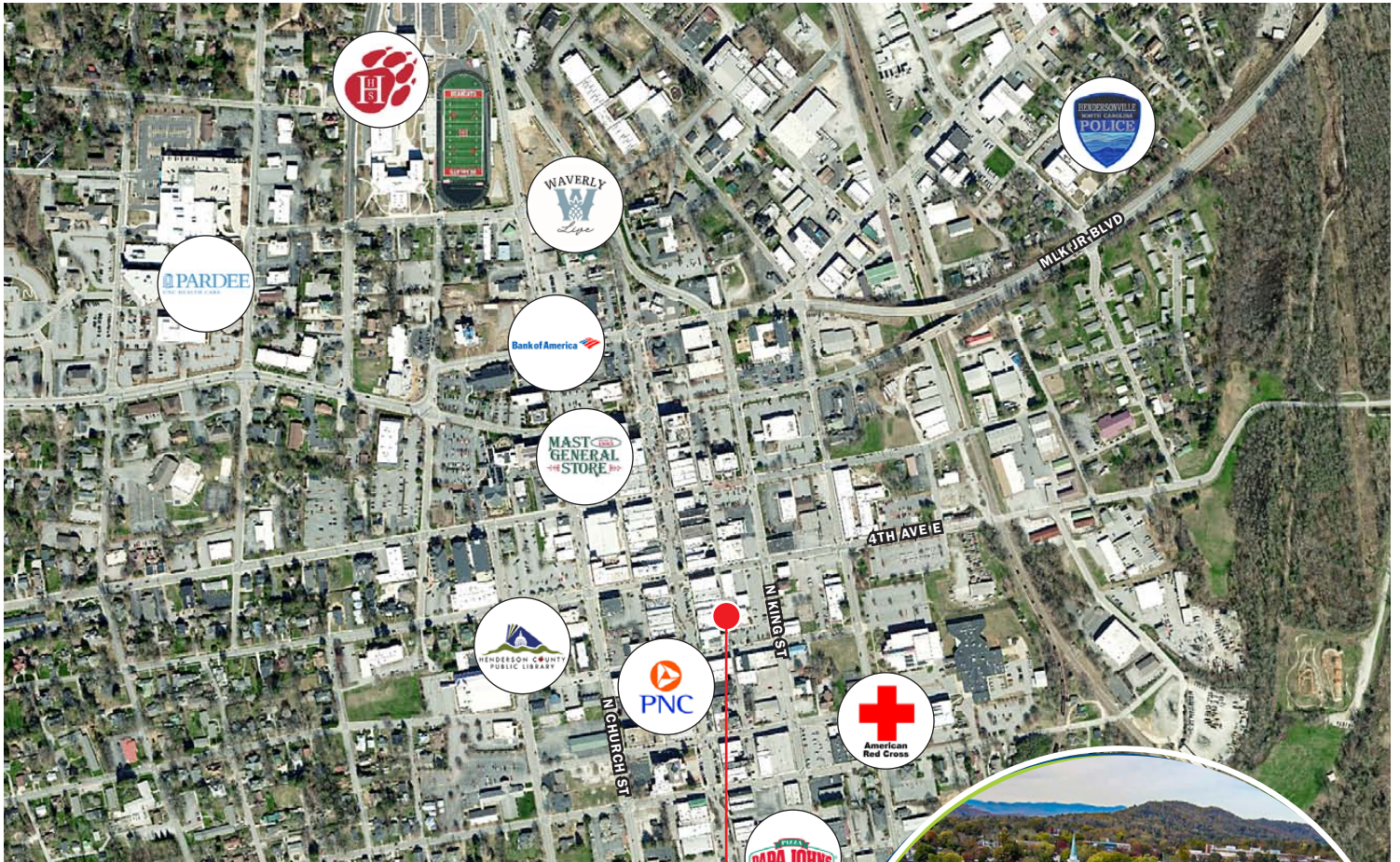
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SURROUNDINGS



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