

For Sale

13480 Rosman Highway,  
Lake Toxaway, NC 28747

13480 Rosman Hwy Lake Toxaway, NC 28747



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300 Executive Park  
Asheville, NC 28801  
828 210 3940 tel  
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# 13480 Rosman Hwy

Lake Toxaway, North Carolina 28747

## Property Highlights

- Operational 3-ton crane installed & included in sale.
- Fully Insulated, high ceilings, large storage loft. and fenced in yard space.
- Two parcel assemblage with potential for expansion.

## Property Overview

13480 Rosman Highway offers a versatile opportunity to own a 3,056 SF fully insulated flex warehouse on 2 lots totaling 1.12-acres in scenic Lake Toxaway. Built in 2003, the property features high ceilings, a large storage loft, and a fully operational 3-ton overhead crane, making it well-suited for light industrial use, specialized trades, or a private workspace for recreational or automotive projects. Zoned Open Use and currently vacant, the building is ideal for an owner-occupant seeking a flexible space to grow a business—or for a discerning buyer looking for a well-appointed, multipurpose facility.

## Offering Summary

<b>Sale Price:</b>	\$725,000
<b>Building Size:</b>	+/- 3,056 SF
<b>Zoning:</b>	Open Use
<b>Combined Lot Size:</b>	+/- 1.12 acres

## Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	13	40	166
<b>Total Population</b>	31	94	392
<b>Average HH Income</b>	\$71,743	\$72,955	\$73,098

## For More Information

**Chris Mansfield**

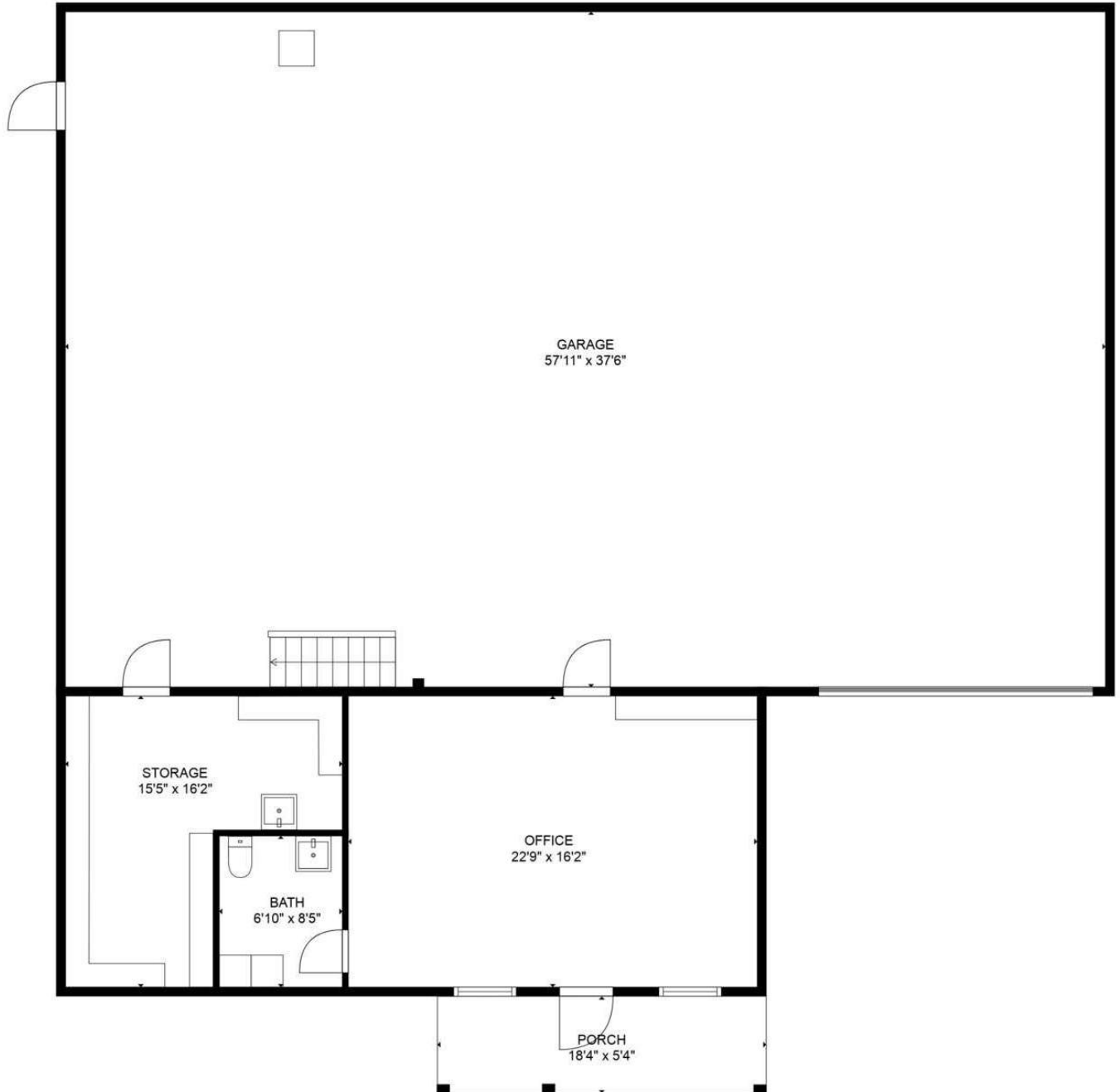
O: 845 699 3340

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**ESTIMATED AREAS**

GLA FLOOR 1: 0 sq. ft EXCLUDED AREAS 3027 sq. ft  
GLA FLOOR 2: 0 sq. ft EXCLUDED AREAS 2928 sq. ft  
Total GLA 0 sq. ft, total area 3770 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



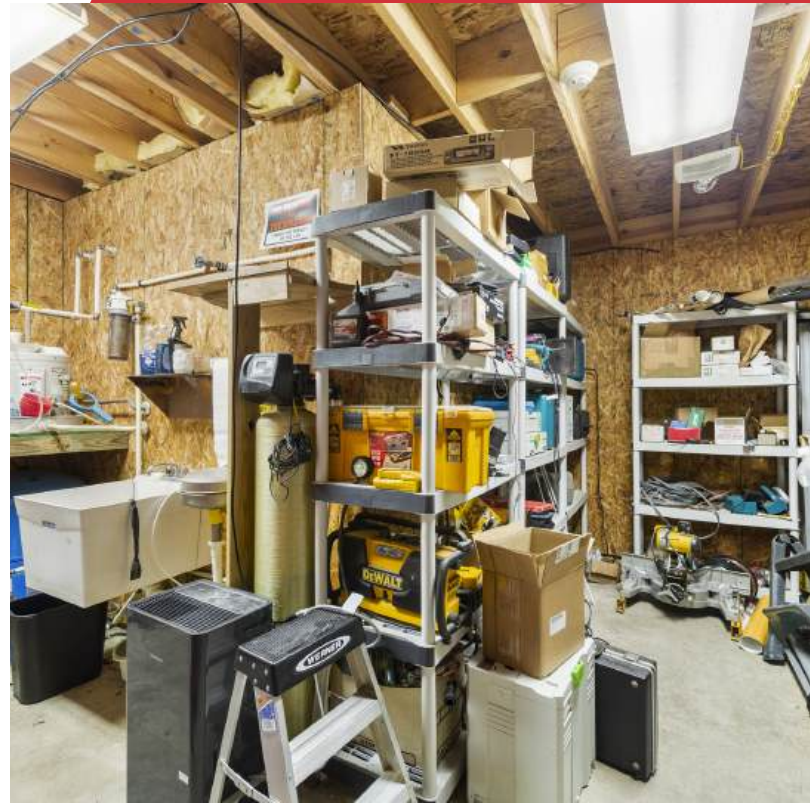
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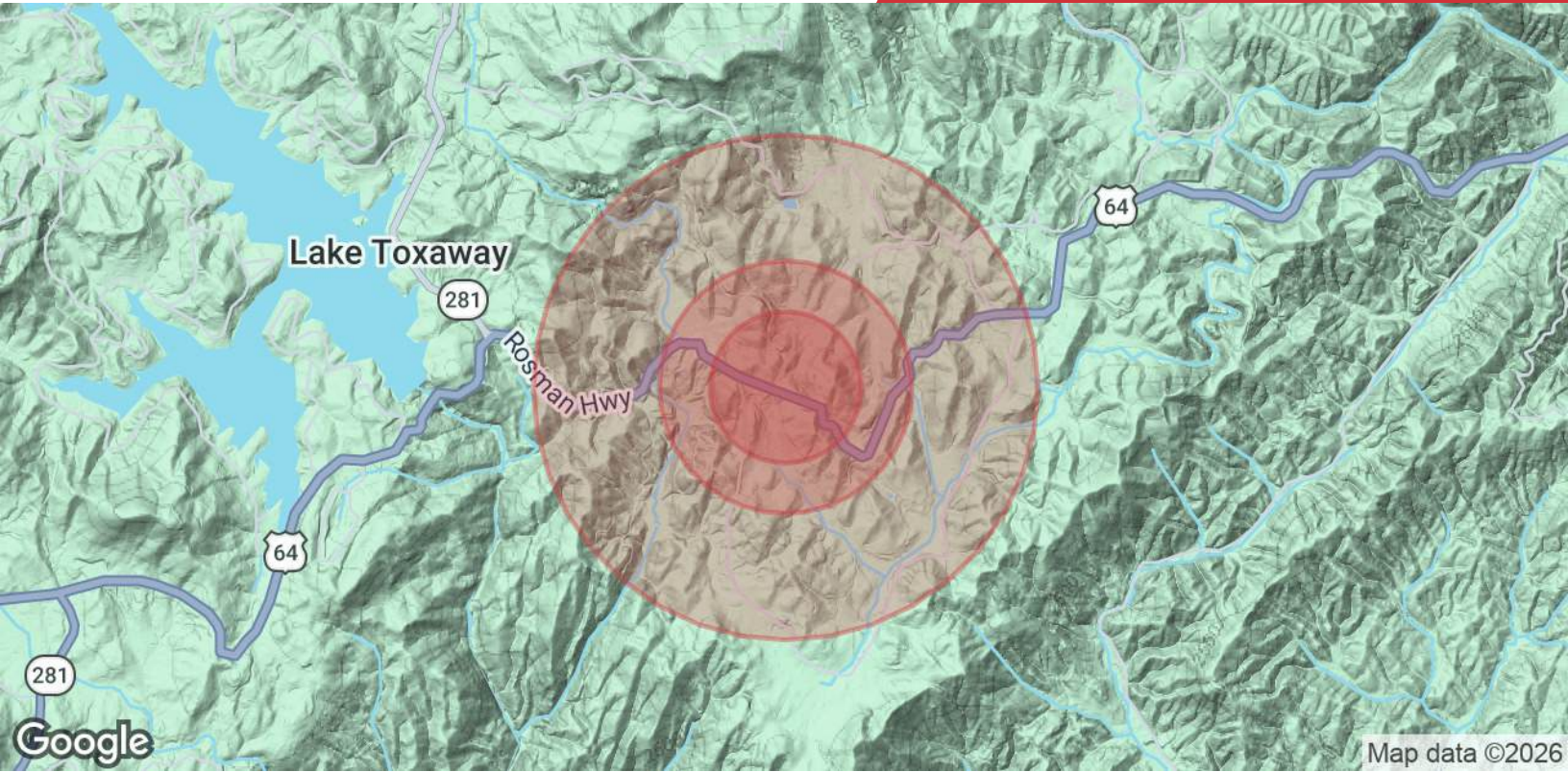
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**Population**

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	31	94	392
<b>Average Age</b>	43	43	43
<b>Average Age (Male)</b>	43	43	43
<b>Average Age (Female)</b>	44	44	44

**Households & Income**

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	13	40	166
<b># of Persons per HH</b>	2.4	2.4	2.4
<b>Average HH Income</b>	\$71,743	\$72,955	\$73,098
<b>Average House Value</b>	\$282,992	\$278,768	\$278,267

Demographics data derived from AlphaMap



**Chris Mansfield**

Commercial Broker

cmansfield@naibevery-hanks.com

Direct: 845.699.3340

NC #340236

**Professional Background**

Christopher Mansfield brings to the table his award-winning background in architectural design and development to every commercial brokerage transaction he participates in. He completed his Bachelor's degree in Architectural Technology at Alfred State College, and later pursued and received an accredited Masters of Architecture degree at The University of Massachusetts, Amherst. During his time in Massachusetts, he was awarded a joint AIA / WMAIA scholarship for his award-winning infill development design. Upon graduation, he was also awarded the AIA Henry Adams Certificate of Merit for excellence in the study of architecture.

Prior to embarking on his commercial brokerage career, Christopher actively practiced as a licensed architect in a real estate development setting, with a heavy focus on commercial projects. This experience in architect-driven development allowed him to master high level real estate skills in detailed proforma development, site analysis, zoning analysis, property acquisitions, entitlements, architectural site plan development, bidding and negotiating, and state of the art project presentation and marketing. During his time in practice, Christopher served his community as architectural review consultant for the City of Poughkeepsie Planning Board. In 2019 he was a recipient of the prestigious Dutchess County Chamber of Commerce - 40 under 40 Movers and Shakers award.

In more recent years, Christopher has actively applied his invaluable architecture and development background in daily practice as a distinguished, professionally trained, commercial broker. He has worked with numerous clients, in a variety of capacities, on a wide array of asset types including land development, industrial, multi family, retail, and office use. He has also invested in and holds commercial real estate personally, serving as managing member of his mixed use commercial portfolio. Christopher believes personal commercial real estate ownership gives him the distinguished ability to deeply understand the unique challenges both property owners and tenants face both during, and long after, a transaction is completed. His experience both personally and professionally allows him to navigate the challenges and drive every transaction towards long term success.

In his spare time Christopher currently exercises his design and development skills doing social change development projects internationally. He currently sits on the Board of Directors of the Honduras Hope Mission non-profit, and led the site selection, design, and development of the mission's new community center, which completed construction in 2022. The community centers design has been showcased by the AIA It takes Community, 2017, Greenbuild 2017, and the United Nations Habitat III. When he's not working, Christopher enjoys spending time with his wife, playing frisbee with his Sheepdog Pancho, and riding his motorcycle through the mountains.

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