

1994 Hendersonville Rd | Asheville NC

INVESTMENT OPPORTUNITY

**\$1,950,000**



**\$1,950,000**  
**0.81/ac +/-**  
**3,600/sf +/-**

### INVESTMENT PROPERTY

1994 Hendersonville Rd includes a renovated building that is 100% leased.

Property is located directly on Hendersonville Rd with ample parking. Easy in/out of location with front and back building parking. Road front signage.



## 1994 Hendersonville Rd Rent Roll

Tenant	Term	Rent	Renewals	Escalations
Biscuit Head Inc	February 1, 2018 - January 31, 2028	\$6,064.00	Two 5-yr Renewal	Every 5yrs 10%
Arturo's Barbershop	January 1, 2018 - December 31, 2023	\$2,023.00	One 5yr Renewal	Every 5yrs 8%

<b>Pulliam Properties Inc.</b>	<a href="http://www.pulliamproperties.com">www.pulliamproperties.com</a>	office: (828) 684-4344
<b>Paul Ellis, Broker</b>	<a href="mailto:pellis@pulliamproperties.com">pellis@pulliamproperties.com</a>	<b>mobile: (828) 545-9002</b>
1970 Hendersonville Rd	Asheville, NC 28803	

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE OR LEASE, CHANGE OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

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**SITE**

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**Paul Ellis, Broker**  
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