

124 COLLEGE STREET

24,000 SF RETAIL PROPERTY

| Asheville, NC 28801-3011

86 N. Lexington Avenue

ONE TOWN
CHOCOLATE

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PROPERTY DETAILS

Sale Price	\$4,900,000
Building Size	24,000 SF
Lot Size	0.14 Acres
Zoning	CBD
PIN	973391140800000
CAM	\$2.27 / SF
Insurance	\$0.45 / SF
Taxes	\$2.13 / SF
Total TICAM	\$4.85 / SF
Amenities	HVAC / Fully Heated Cooled
	Fully Sprinkled
	Elevator Access to All Floors
	ADA / Handicap Bathrooms

PROPERTY DESCRIPTION

Exceptional chance to own a standout property in one of North Carolinas' most sought-after Downtowns. Built in 1913 and rich with Asheville's architectural history, 124 College Street is a distinguished four-story brick house style building totaling ±24,000 square feet on a 50-foot-wide by 120-foot-deep Downtown lot.

With large window lines, generous ceiling heights, and durable brick construction, the building offers adaptable floor plans well-suited for office, retail, hospitality, wellness, or redevelopment visions. Its historic build quality and modern mechanical systems create a rare blend of charm and functionality. Don't miss this opportunity in an unmatched location on the edge of Pack Square in the heart of Downtown Asheville.

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BUILDING DETAILS

124 COLLEGE STREET

Formally Old Blanton School, the building's infrastructure has been thoughtfully updated while preserving its historic charm.

All four floors—each approximately 6,000 SF—are fully heated, cooled, and serviced by a complete sprinkler system, ensuring operational efficiency and compliance.

A centrally located elevator provides access to all floors, supporting accessibility and multi-tenant use.

The main and lower level, formerly Room 9 Nightclub, is now vacant and offers a blank canvas for any vision.

The second floor is currently leased to Sola Salon, providing stable, established income within the property.

The top (third) floor is also vacant and brimming with possibilities from creative office/retail to residential space.

The basement has been newly renovated, featuring freshly stained concrete floors, creating a clean, modern, and versatile space ideal for retail, studio, entertainment, or creative uses.

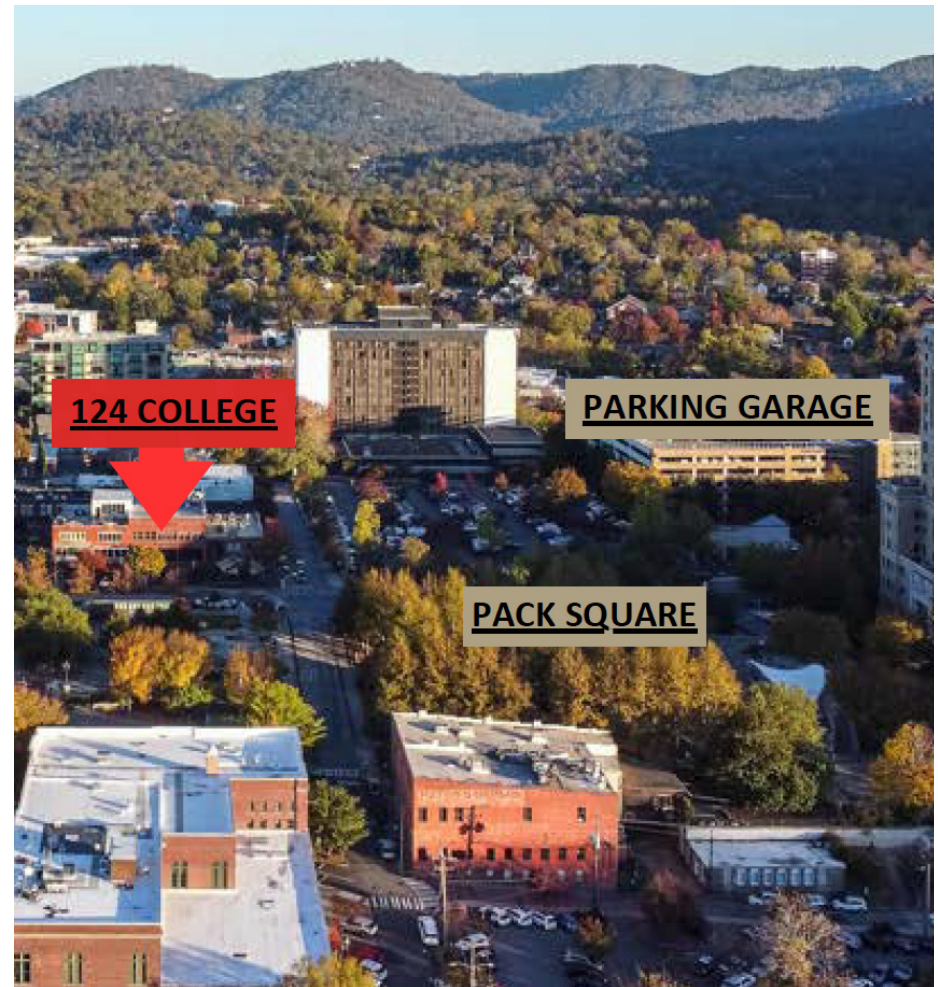
PACK SQUARE PARK

Asheville's front yard: where the historic past meets modern fun!

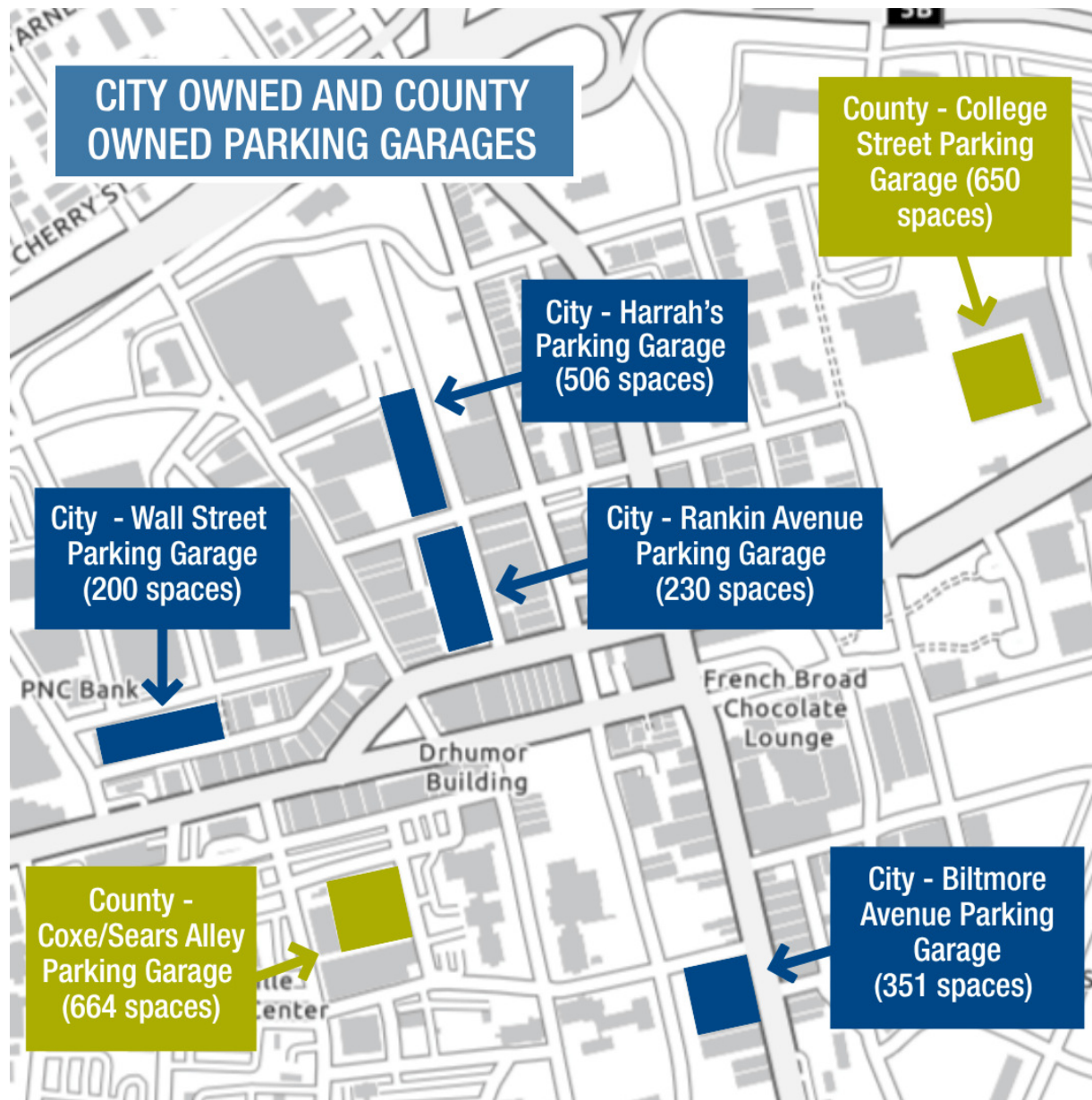
Named in 1900 after George Pack for his donation of land to be used as a public park, Pack Square Park underwent several transformations over the years. Sophisticated yet spontaneous, the park links the diverse culture of roaming troubadours, festivals, theatre, and family gatherings.

Pack Square is popular for festivals & events and has been a central feature of Asheville since the town's creation in 1797. It is host to numerous festivals and free activities throughout the year and currently hosts Downtown After 5 which occurs every third Friday from 5-9 PM from April through September. It is also home to SplashVille an interactive water feature - a favorite for families.

The Art Deco City Hall and other historic buildings surround paying tribute to a colorful past. Native trees and plants grace the park, while Urban Trail markers guide visitors from one adventure to another.



DOWNTOWN PUBLIC PARKING GARAGES



The City of Asheville operates SIX parking garages that are open for public parking 24/7, and offers hourly, daily, and monthly parking.

There's a College Street Parking Garage for convenient access to 124 College Street, as well as on-street parking circling the block.

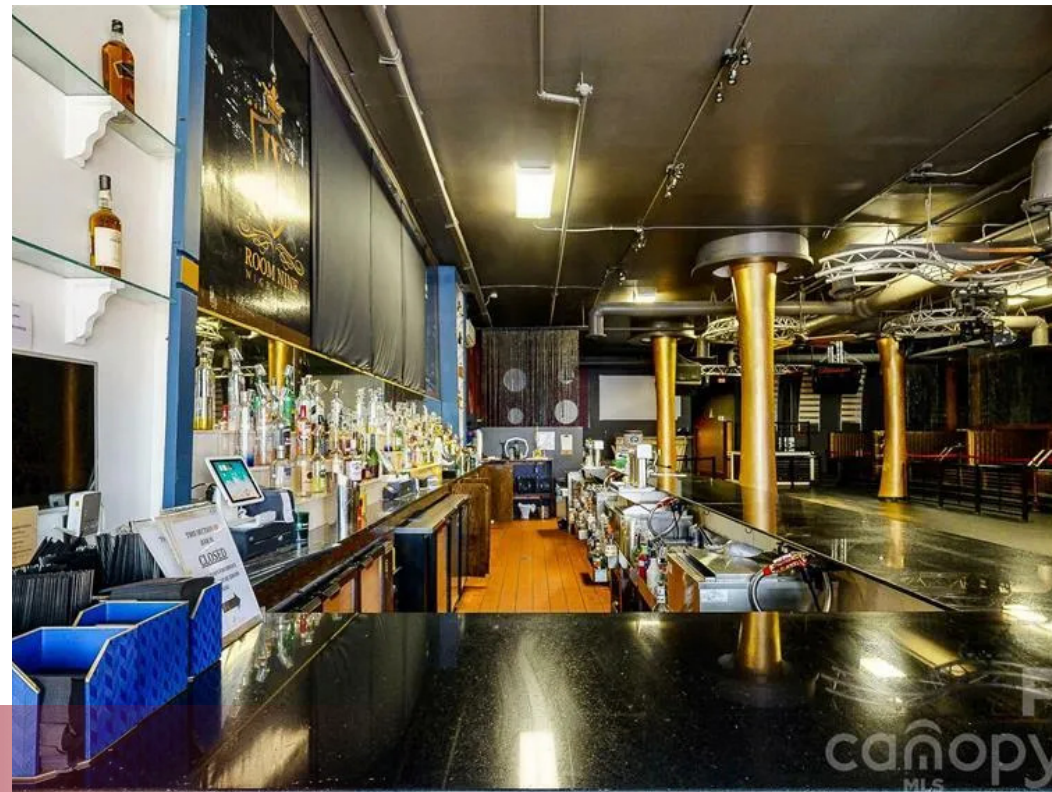
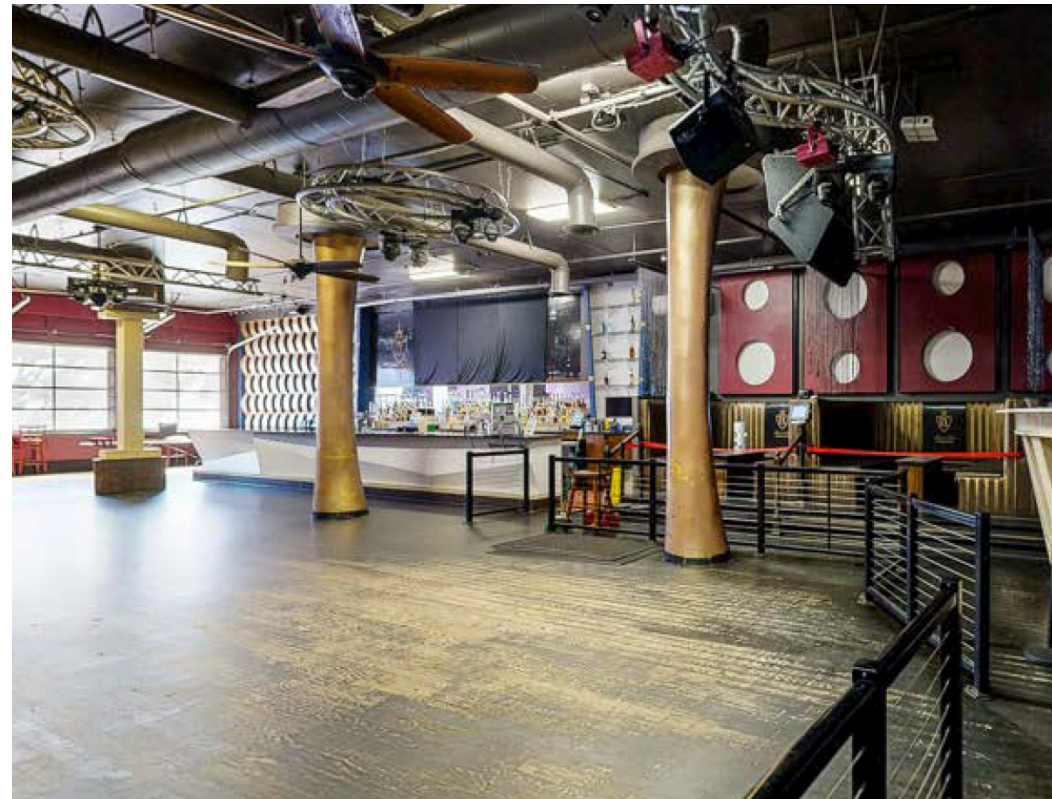
The hourly rates in all garages are:

- Less than 1 Hour: FREE
- Each Addtl Hour/Partial Hour: \$2
- Daily Maximum: \$15

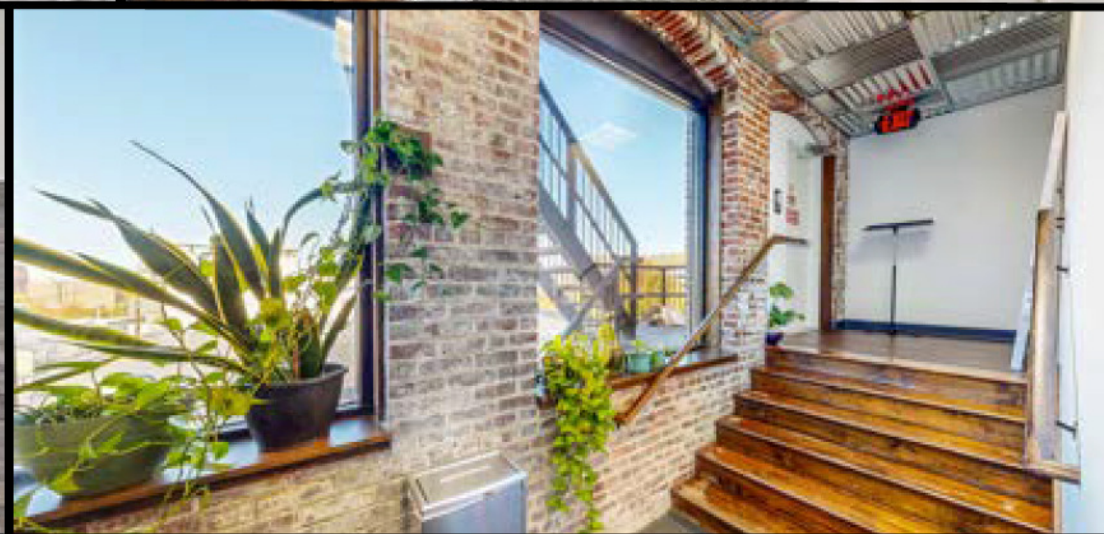
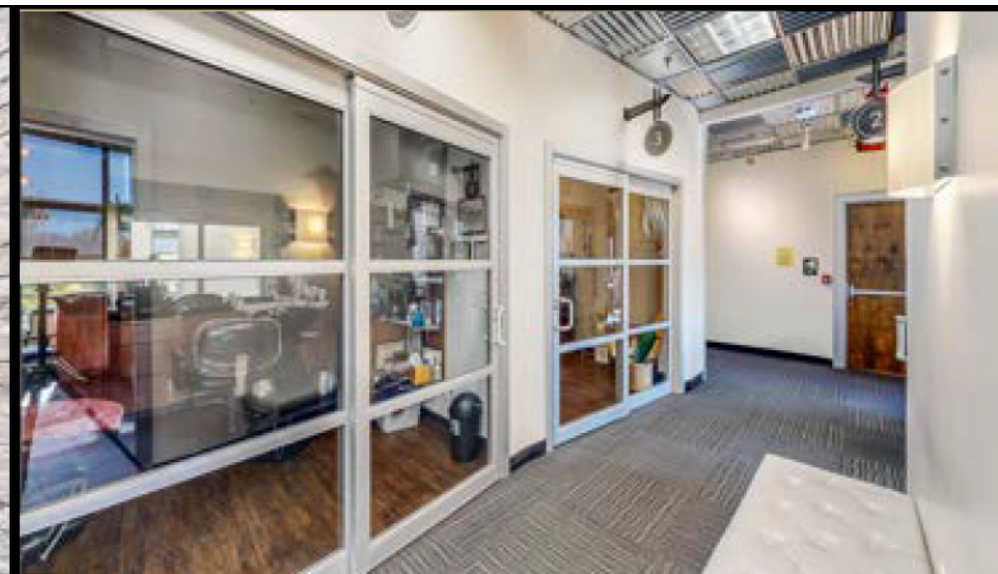




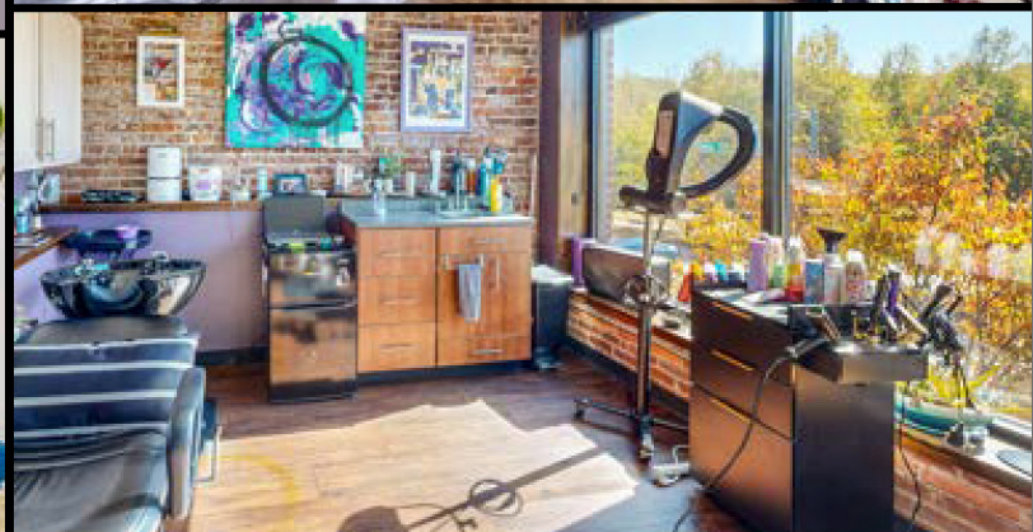
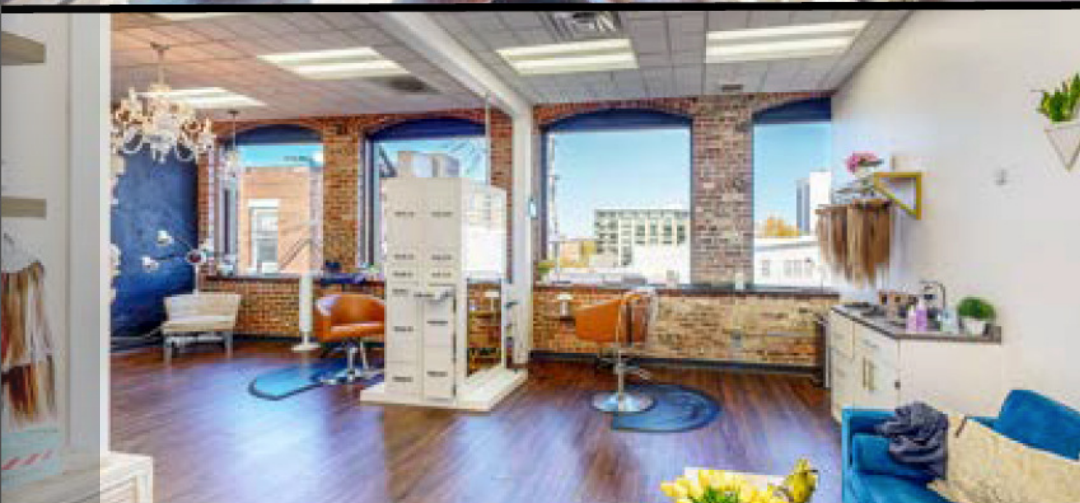
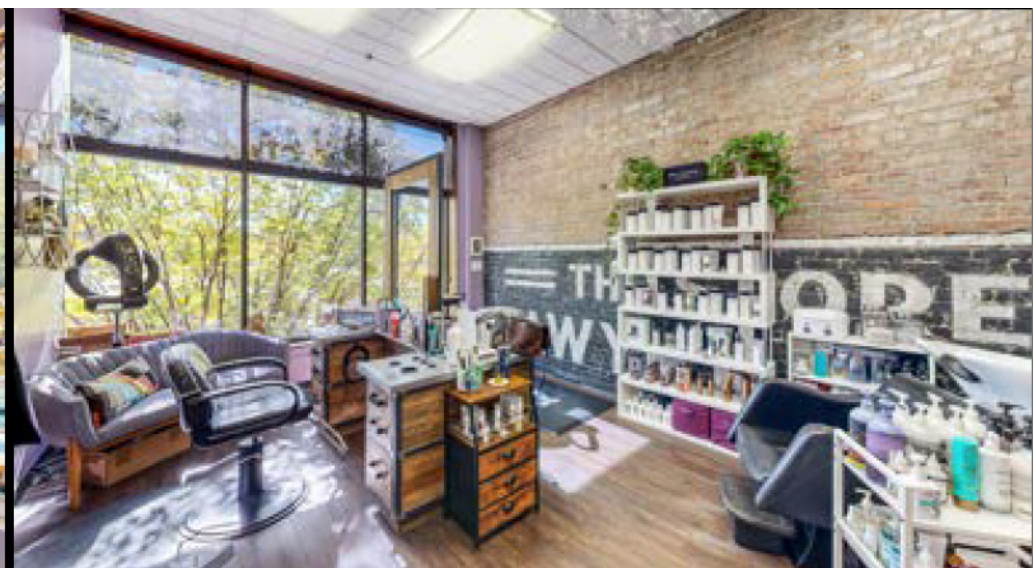
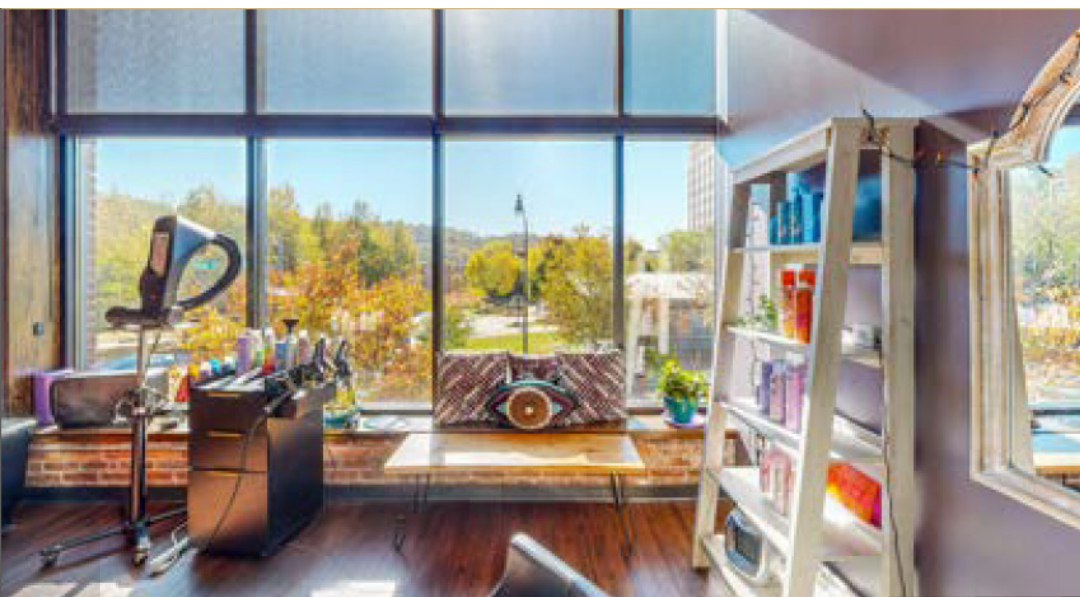
1ST FLOOR - BAR



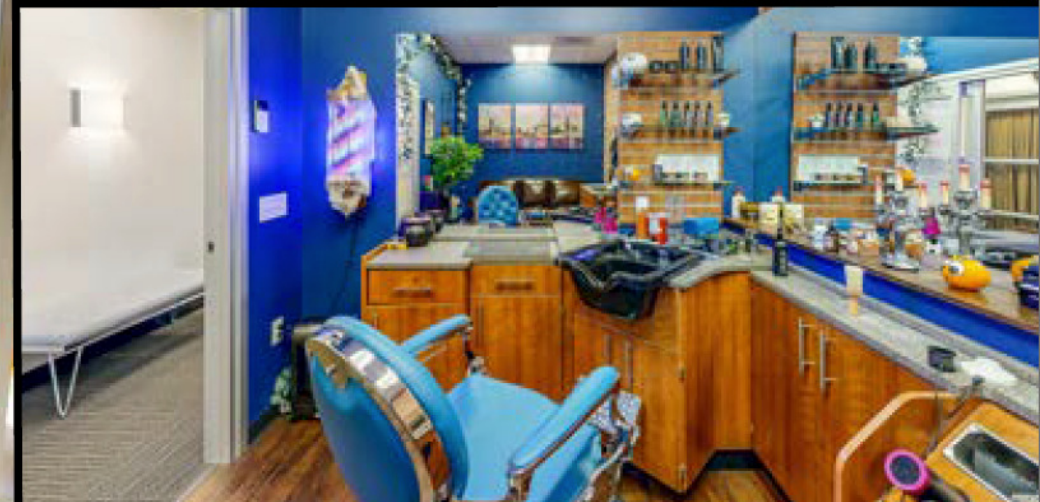
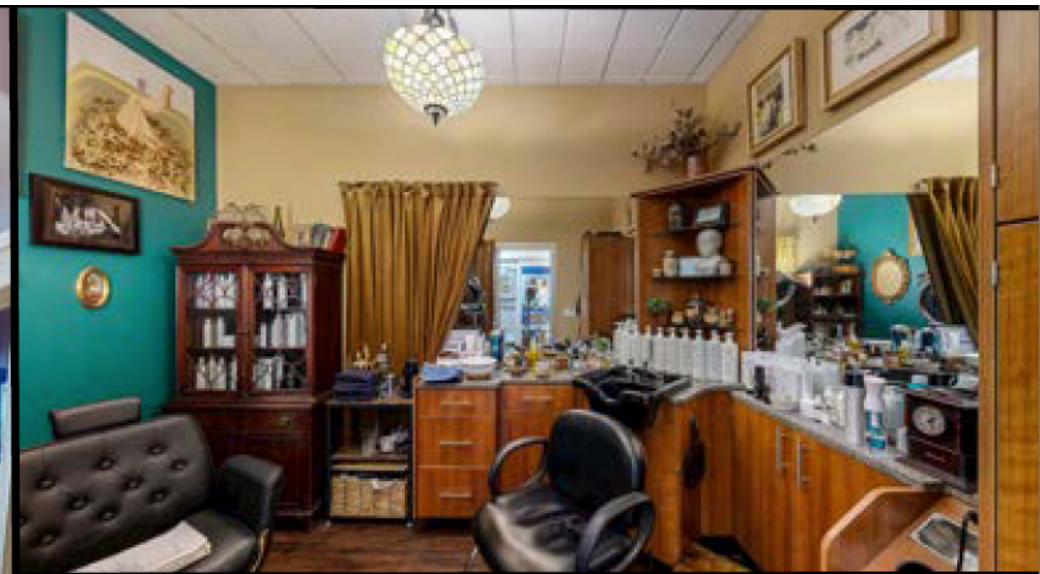
2ND FLOOR - SOLA SALON



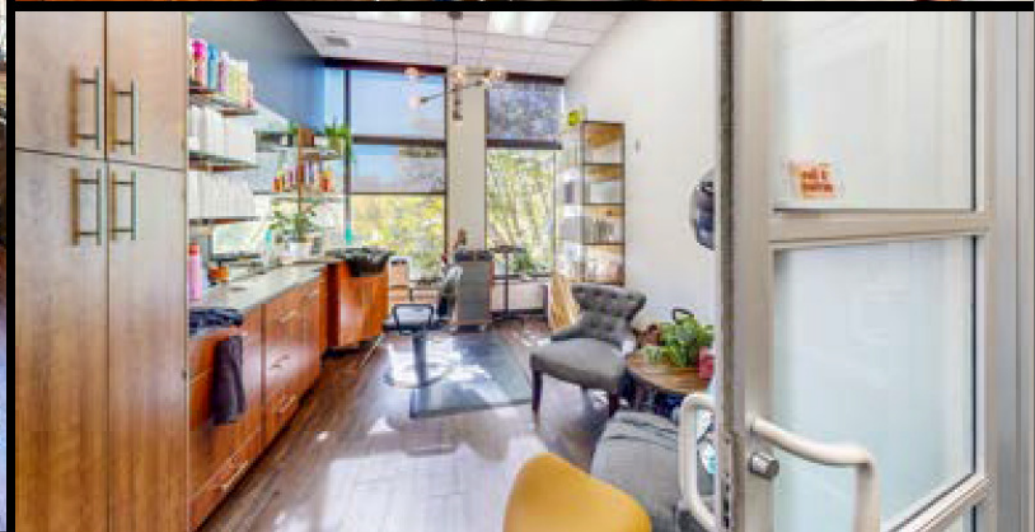
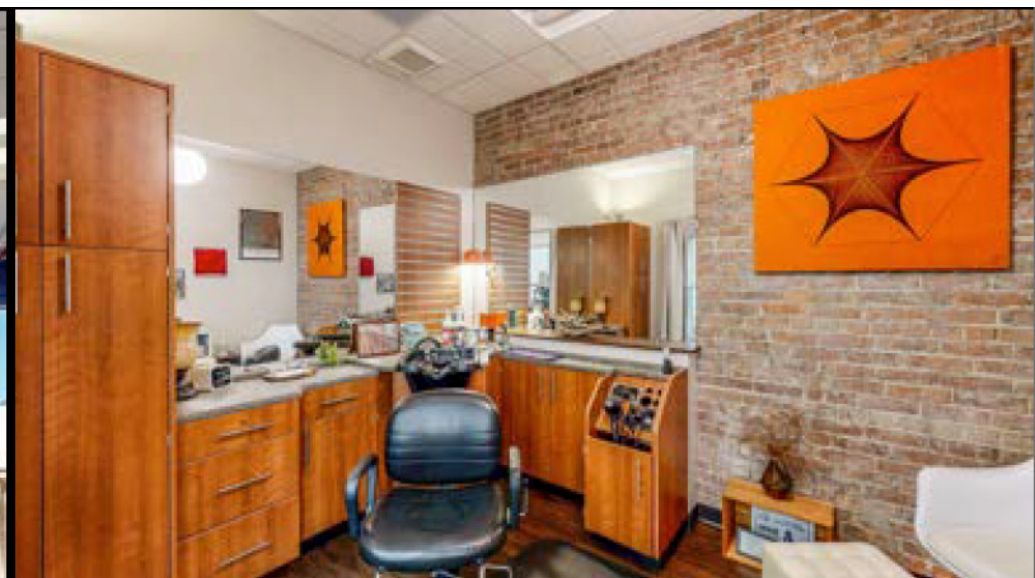
SOLA SALON



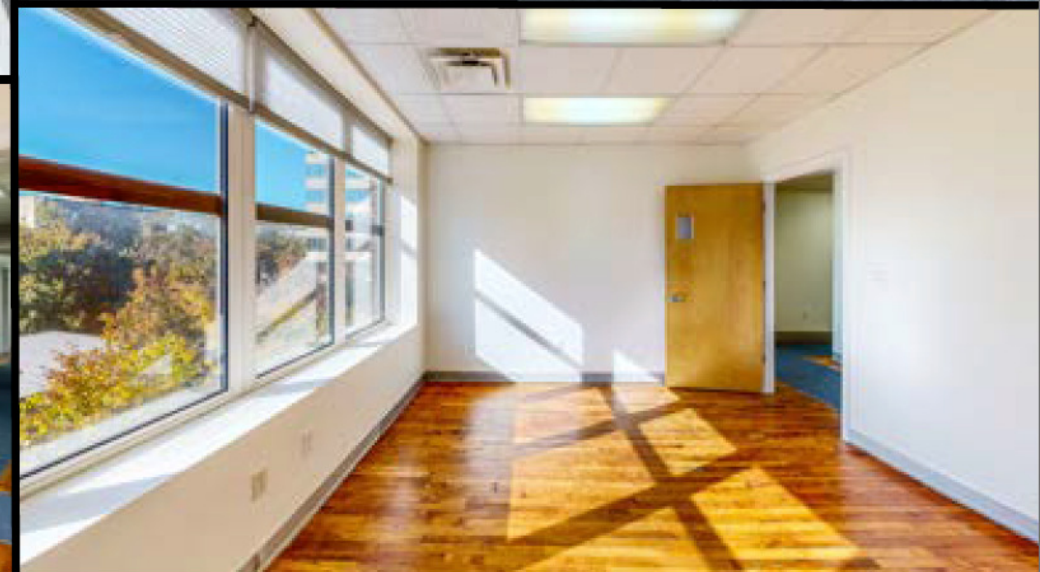
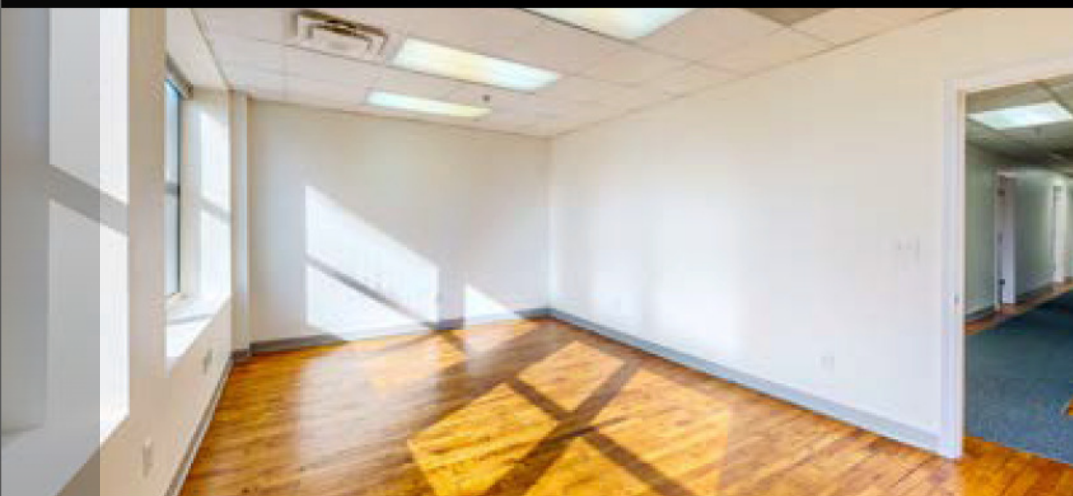
SOLA SALON



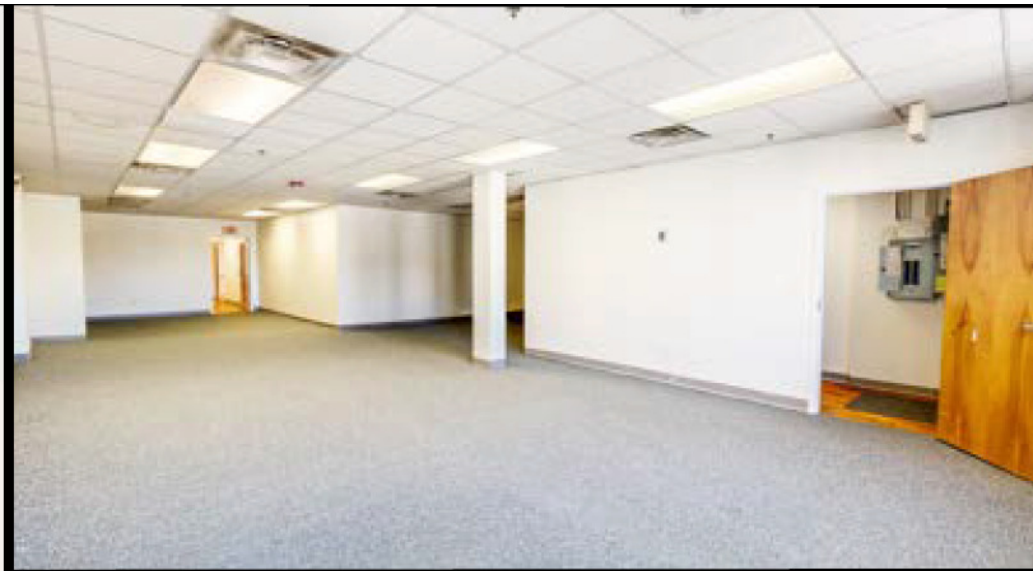
SOLA SALON



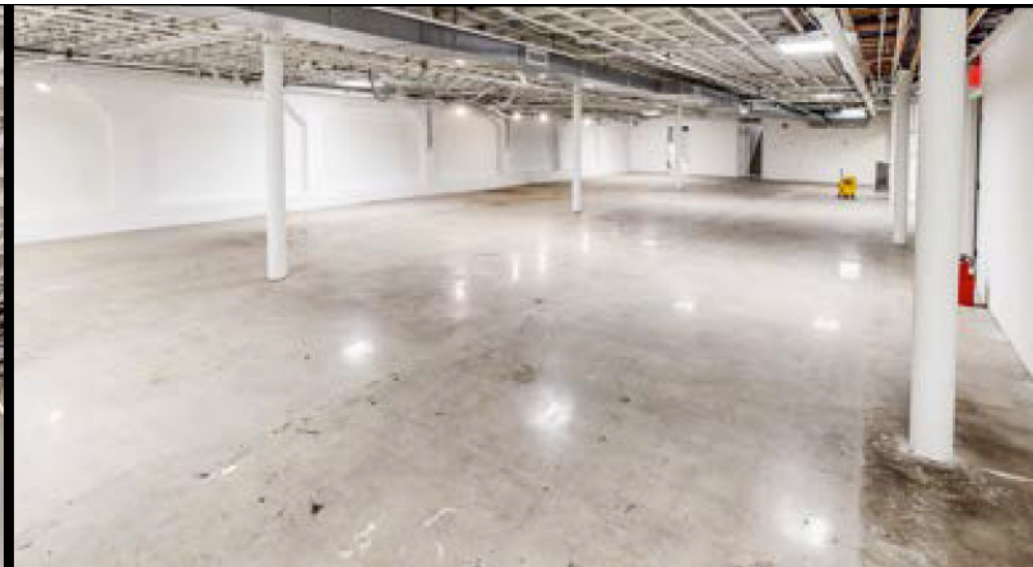
3RD FLOOR



3RD FLOOR



BASEMENT



FLOOR PLAN



FLOOR 1



FLOOR 3



FLOOR 2



FLOOR 4



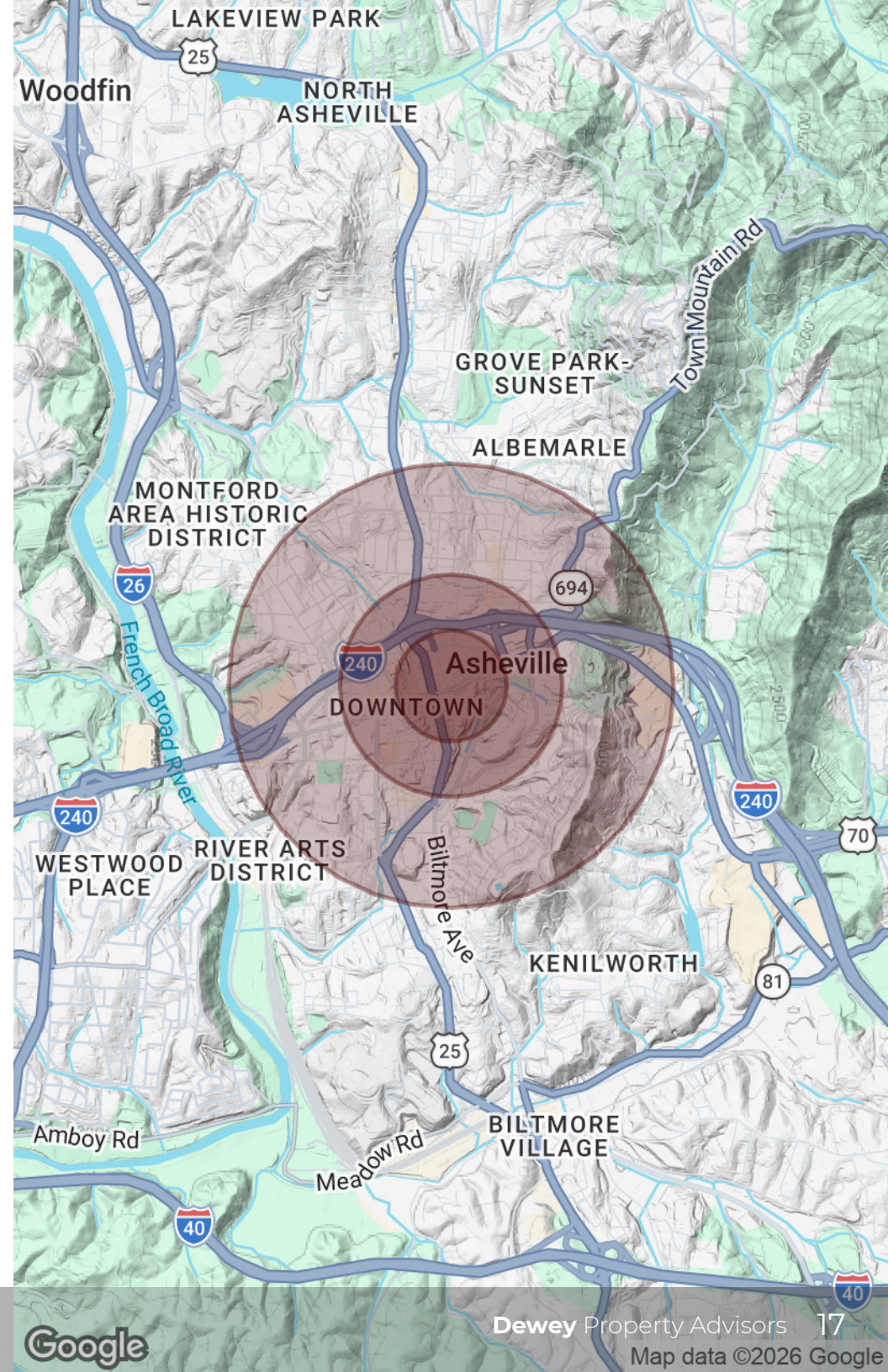
FLOOR 2 UPSTAIRS

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	607	2,340	8,201
Average Age	46.7	44.6	43.5
Average Age (Male)	46.6	46.4	45.7
Average Age (Female)	52.1	46.2	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	223	1,076	3,836
# of Persons per HH	2.7	2.2	2.1
Average HH Income	\$70,751	\$76,358	\$88,021
Average House Value	\$975,015	\$659,989	\$584,967

2023 American Community Survey (ACS)





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