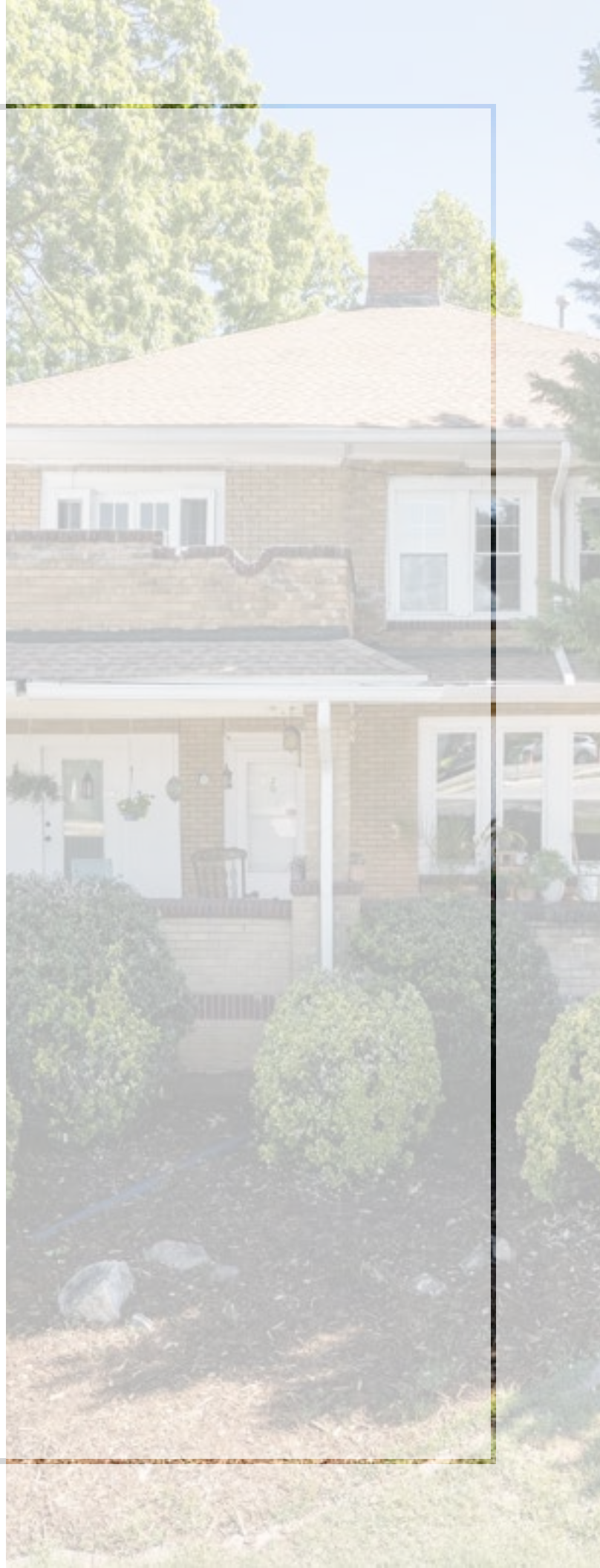


MULTIFAMILY SPACE FOR SALE

891 Haywood Road

Asheville, NC 28806

3,300 SF | \$985,000





Property Description

Positioned in the heart of West Asheville’s vibrant Haywood Road corridor, this charming 5-unit multifamily property offers investors a rare opportunity in one of Asheville’s most walkable and desirable neighborhoods. Residents are steps from Haywood Road’s restaurants, bars, breweries, galleries, retail, and everyday conveniences, supporting strong tenant demand and long-term rental appeal. The property features timeless charm and character, including a covered porch and balcony, along with ample on-site parking—an important advantage in this urban corridor. With existing income and upside potential to add a 6th unit, the asset presents a compelling value-add opportunity in a high-demand submarket.

Offering Summary

Sale Price:	\$985,000
Number of Units:	5
Lot Size:	0.31 Acres
Building Size:	3,300 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,442	36,708	81,043
Total Population	8,820	94,847	212,852
Average HH Income	\$93,543	\$92,149	\$99,120



OFFERING MEMORANDUM

891 Haywood Road, Asheville, NC 28806

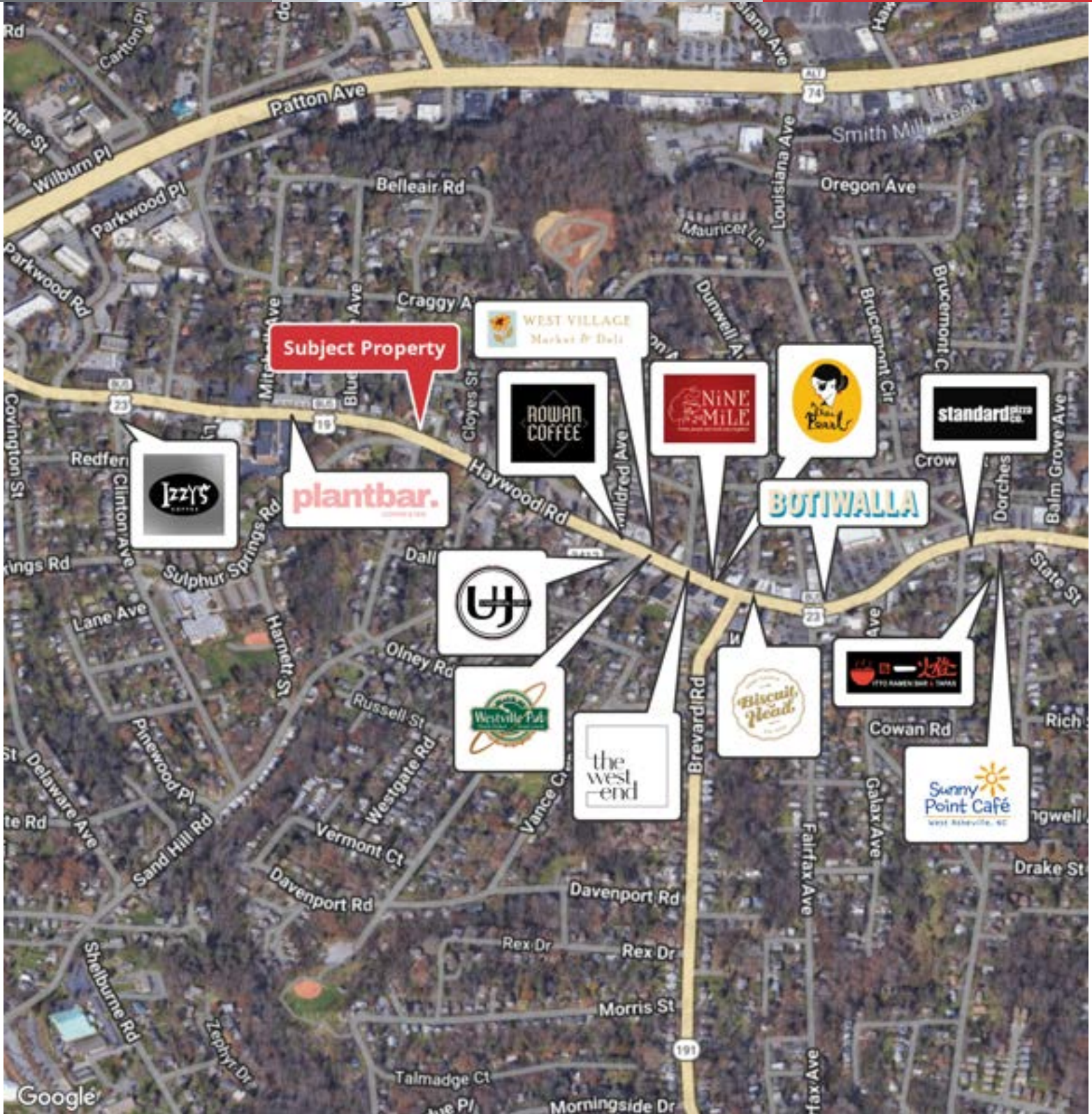
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.



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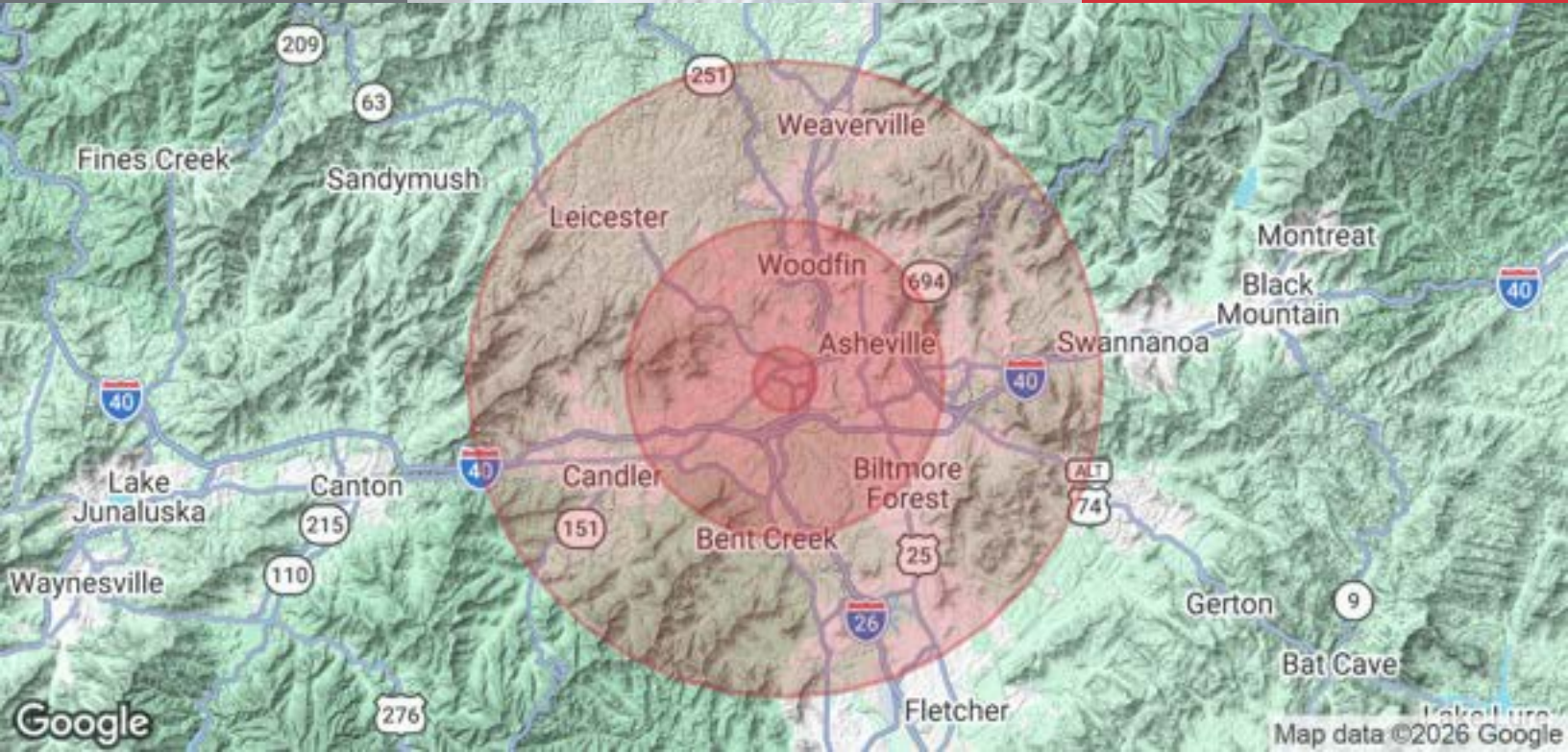
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Population	1 Mile	5 Miles	10 Miles
Total Population	8,820	94,847	212,852
Average Age	39.7	40.7	42.4
Average Age (Male)	38.0	39.2	40.9
Average Age (Female)	42.0	41.1	43.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,442	36,708	81,043
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$93,543	\$92,149	\$99,120
Average House Value	\$396,205	\$414,787	\$414,308

2023 American Community Survey (ACS)

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Karl Nelson, CCIM

Commercial Broker

knelson@naibevery-hanks.com

Direct: 828.713.0927

NC #291784

Professional Background

Karl Nelson's interest in real estate grew organically through a series of real estate investments in the early 2000s. Karl's personal involvement in a variety of real estate ventures led him to pursue a full-time career in commercial real estate investment sales with an investor's mindset. That perspective aids him in guiding clients' engagements from beginning to end with a "win-win" result as a persistent goal.

Karl's proclivity for cash flow analysis and complex deal negotiations was bolstered when he earned the prestigious Certified Commercial Investment Member (CCIM) designation through the CCIM Institute. Karl's passion for commercial real estate investments is only matched by his desire to assist his clients in meeting and exceeding their real estate investment goals. He has worked as a commercial broker associate with NAI-Beverly Hanks since 2016, serving clients throughout the Asheville area and beyond.

Karl is originally from the coast of South Carolina and has also worked in New York, Montana, Colorado and Germany. He's called Asheville his home since 2000 and resides in the area with his wife and two children.

Education

NC State University - Bachelor of Science

East Carolina University - Master's in Physical Therapy

Memberships

CCIM

NAR

ICSC

NAI Beverly-Hanks
300 Executive Park
Asheville, NC 28801
828.210.3940

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