



ASSISTED LIVING FACILITY




SPECIAL PURPOSE PROPERTY FOR SALE

483 CARIBOU RD, ASHEVILLE, NC 28803

Presented By

SCOTT RAINES, CCIM

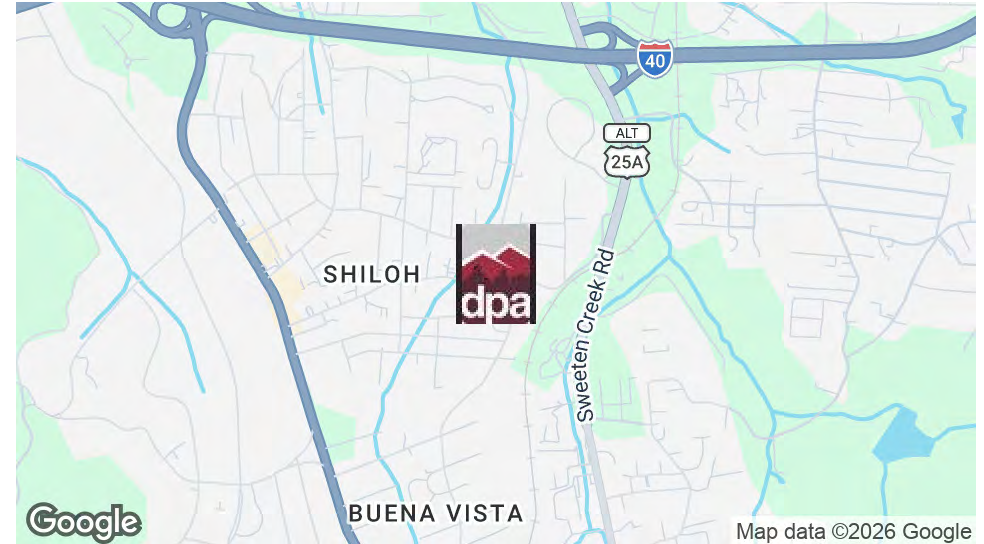
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DEWEY PROPERTY ADVISORS

1 Page Avenue
Asheville, NC 28801
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	2,363 SF
Lot Size:	0.51 Acres
Price / SF:	\$232.33
Year Built:	1974
Zoning:	RS8

PROPERTY OVERVIEW

This property operated as an adult assisted living home (6 beds + onsite staff member) until December 2025. It could also be a prospect for a Day Care, Family Care, pre-school, transitional housing or residential. Only recently vacated, the building is well maintained, in clean condition and sits on a nice, large .5 acre lot. 6 bedrooms, 3 full baths, laundry room, large dining and livings rooms.

The property is zoned RS-8 and is presently classified by the City as an Adult Care Home / Commercial use. Buyers are encouraged to consult with the City of Asheville regarding their intended use.

PROPERTY HIGHLIGHTS

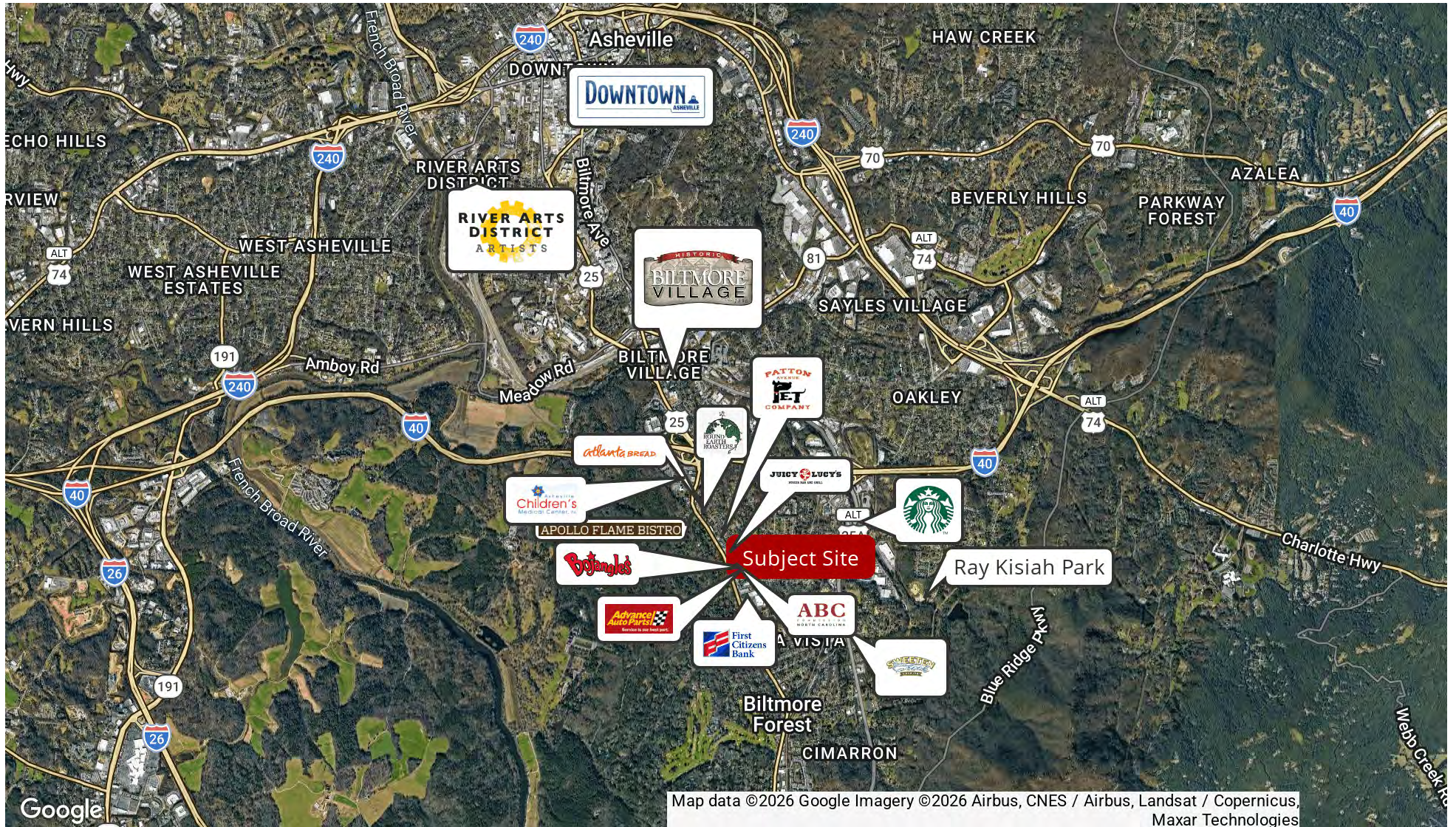
- Located on the ART bus line
- Zoned RS-8
- Large .5 acre lot
- Established surrounding neighborhood



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RETAILER MAP



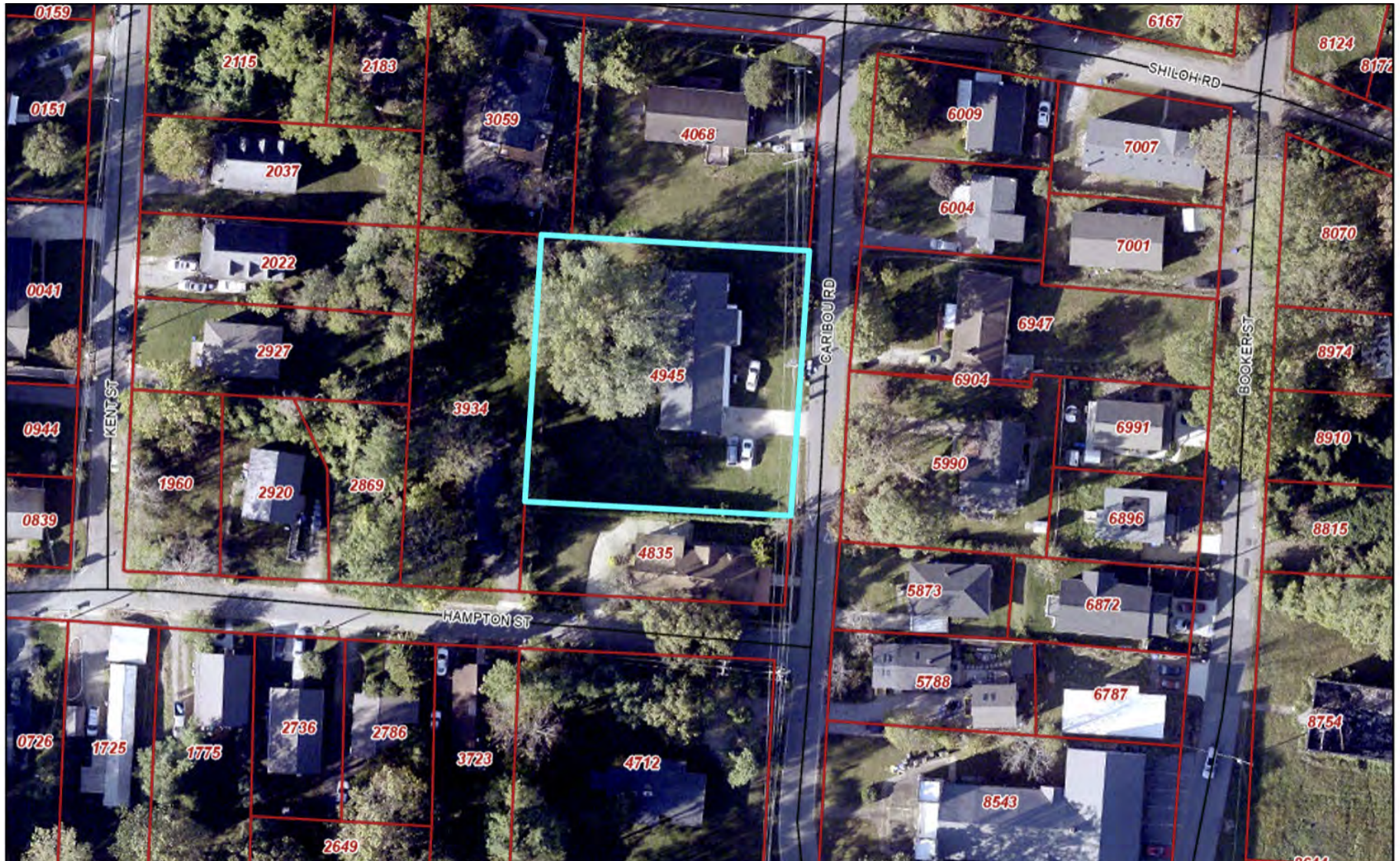
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GIS AERIAL IMAGE



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PHOTOS



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DEMOGRAPHICS MAP & REPORT

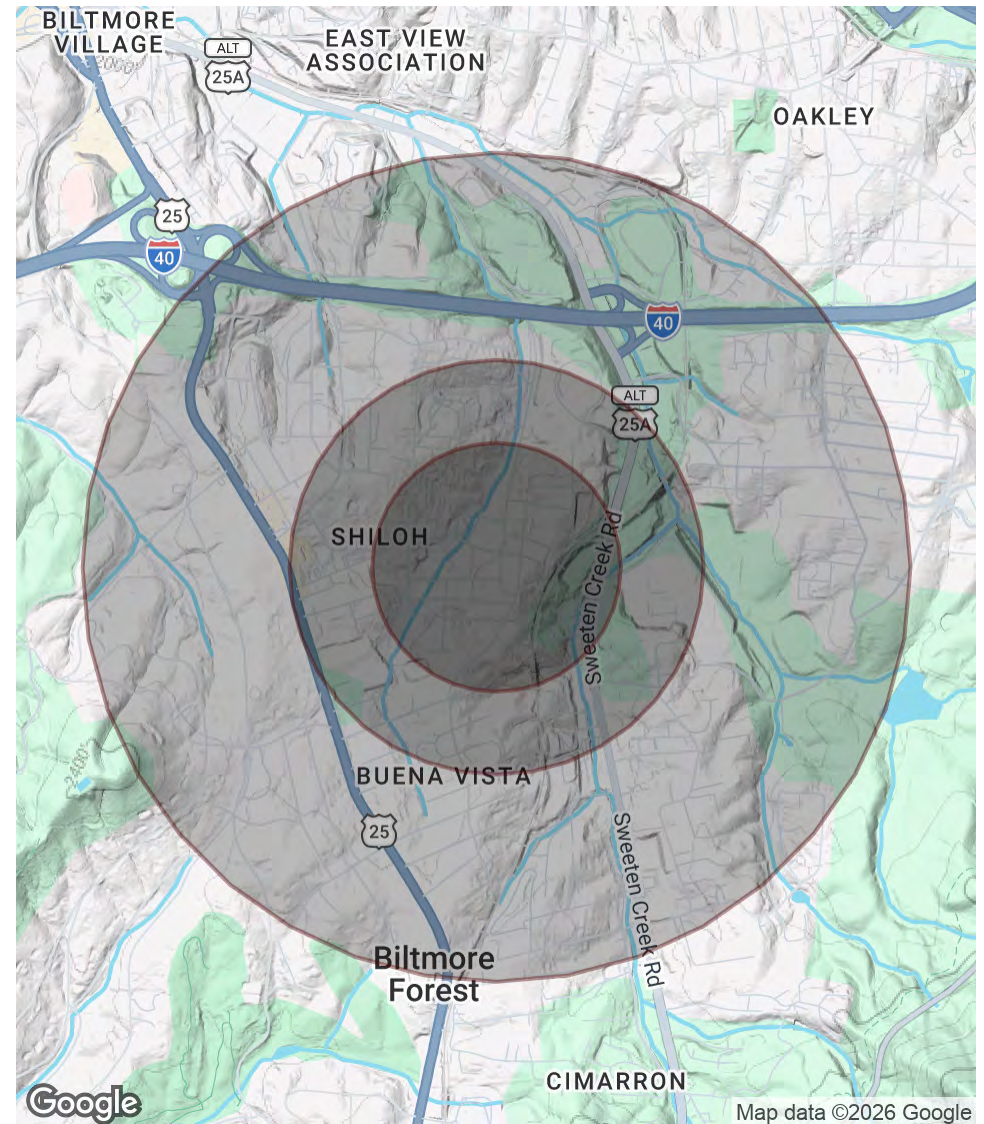
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	759	2,044	5,641
Average Age	42	42	42
Average Age (Male)	40	40	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	340	921	2,459
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$91,227	\$91,655	\$109,700
Average House Value	\$430,606	\$429,334	\$499,478

2020 American Community Survey (ACS)



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