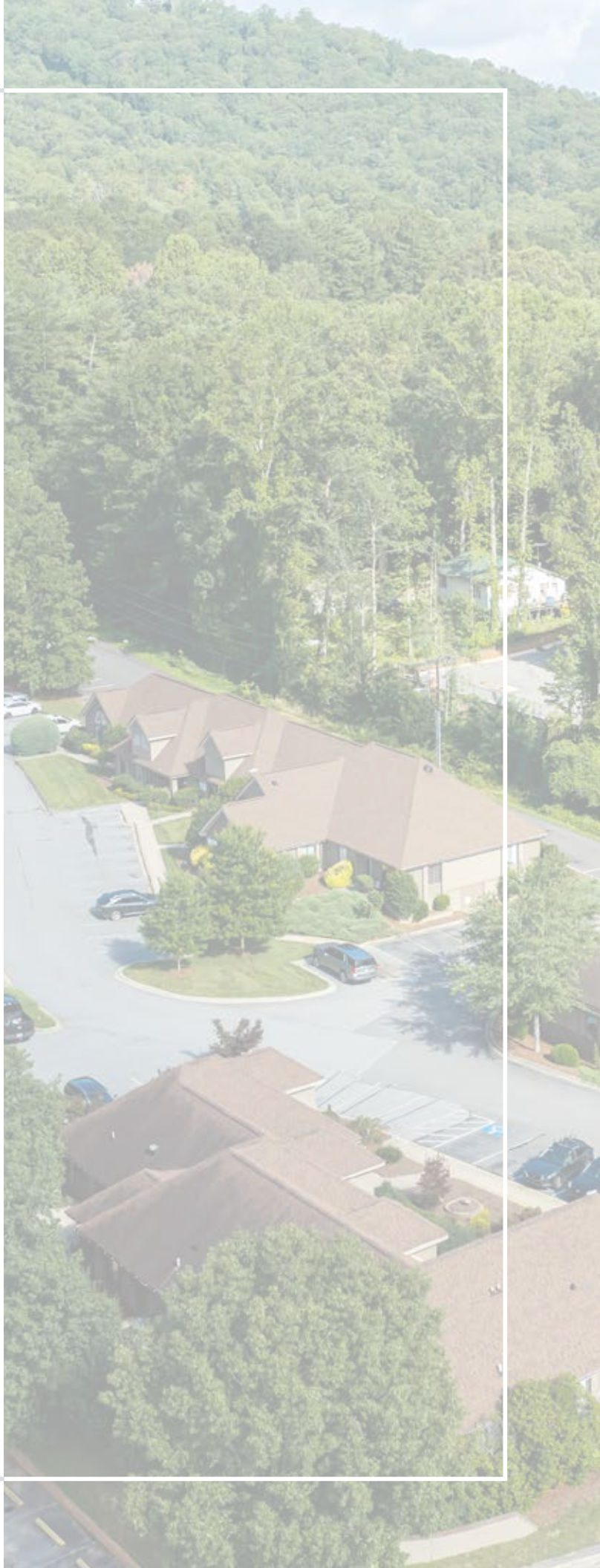


FOR SALE

1998 Hendersonville Road- Units 40 & 45

Skyland Office Park
Asheville, NC 28803

6,609 SF Medical Office Opportunity
Owner-User • Investment • Expansion
\$1,995,000



1998 Hendersonville Road-Units 40 & 45 Asheville, NC 28803



Property Highlights

- Two adjoining medical office condominiums totaling 6,609± SF
- Flexible owner-user or investment opportunity
- Unit 45 available for immediate occupancy
- Existing medical office tenant in Unit 40
- Potential to combine suites into one larger office
- Hendersonville Road visibility within Skyland Office Park

Offering Summary

Sale Price:	\$1,995,000
Unit 40:	3,445 SF (Leased)
Unit 45:	3,164 SF (Available)
Combined Area:	6,609 SF
Zoning:	HB

Property Overview

1998 Hendersonville Road presents a unique opportunity to acquire two adjoining medical office condominiums in the professionally managed Skyland Office Park. Together totaling 6,609± SF, the property offers exceptional flexibility for owner-users, investors, or growing medical practices. Unit 45 is available for immediate occupancy, while Unit 40 is leased to an established medical office tenant, providing existing income with future flexibility. Buyers may occupy one suite while maintaining rental income, lease both suites as an investment, or explore combining the units into a larger medical or professional office. Positioned along Hendersonville Road, the property offers excellent visibility, convenient access, and a premier South Asheville location.

For More Information

Chris Mansfield

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Location



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.

300 Executive Park
Asheville, NC 28801
828 210 3940

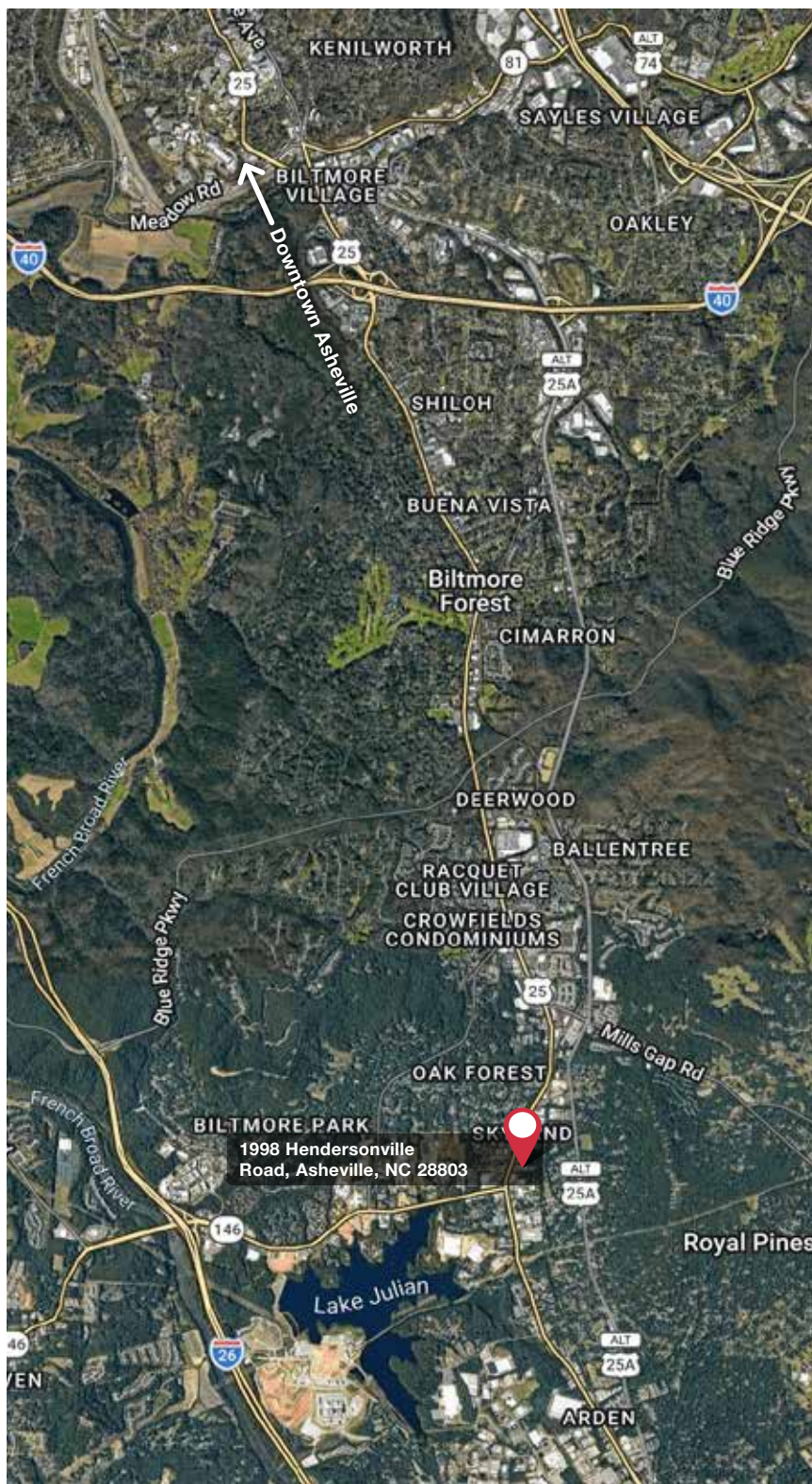
naibeverly-hanks.com

Location

Located along the established Hendersonville Road corridor, 1998 Hendersonville Road offers excellent access to South Asheville, downtown Asheville, and surrounding communities including Arden, Fletcher, and Hendersonville.

The property's two units are currently configured for medical office use, but the layout also provides strong potential for conversion to professional office space or other commercial uses. Convenient access to I-26, nearby retail, restaurants, residential neighborhoods, and major employment centers strengthens the property's appeal to both occupants and investors.

With a highly accessible location in one of the region's most active commercial corridors, this offering presents an opportunity to acquire flexible office space with long-term investment potential in a market that continues to benefit from Asheville's regional draw.





Unit 40

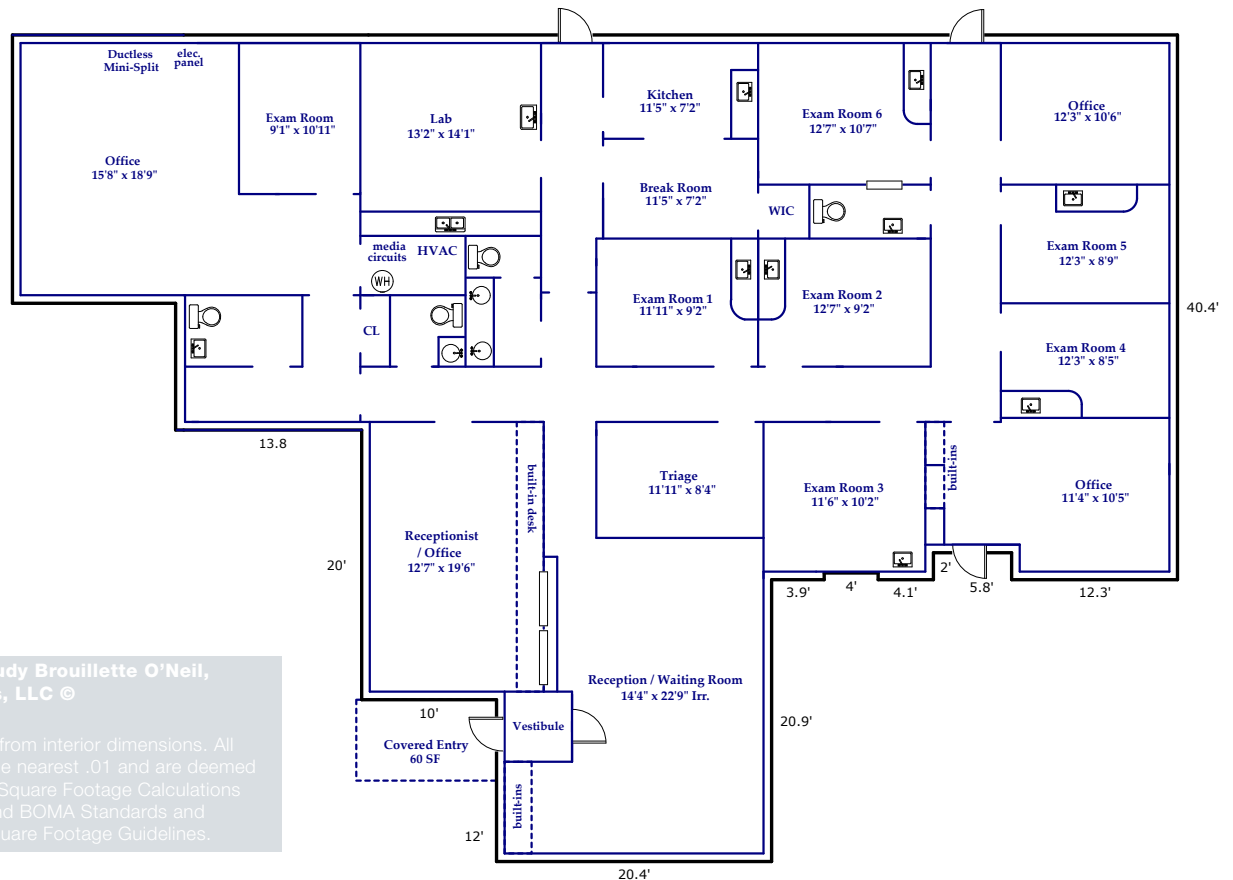
Unit 40 is a well-appointed 3,445± SF medical office condominium currently leased to an established medical office tenant. The suite features a functional clinical layout including a reception and waiting area, multiple exam rooms, private offices, laboratory space, and staff support areas designed for efficient patient flow. The current lease provides existing income through February of 2027, while the tenant has expressed interest in extending occupancy, offering additional flexibility for investors or owner-users. As one of two adjoining suites included in the offering, Unit 40 also presents the opportunity to support future expansion into neighboring Unit 45.

Highlights

- 3,445± SF medical office condominium
- Leased to an established medical office tenant
- Functional medical layout with multiple patient rooms
- Reception, waiting area, lab & staff support spaces
- Tenant has expressed interest in extending occupancy
- Adjoins Unit 45 for potential future expansion
- Ample parking on site.



Unit 40 Floor Plan



**Approximate Total
Unit Area: 3,445 SF**

Floor Plan prepared by Judy Brouillette O'Neil,
ProPlans of the Carolinas, LLC ©

Square footage is calculated from interior dimensions. All dimensions are rounded to the nearest .01 and are deemed reliable, but not guaranteed. Square Footage Calculations determined following ANSI and BOMA Standards and NCREC House Measuring Square Footage Guidelines.

Unit 40 Additional Photos



Unit 40

Additional Photos





Unit 45

Unit 45 is a well-designed 3,164± SF medical office condominium available for immediate occupancy within the professionally managed Skyland Office Park. The suite features an efficient medical office layout including a reception and waiting area, multiple exam and procedure rooms, private offices, and staff support space, allowing many medical or professional users to occupy the space with minimal modifications. As one of two adjoining suites included in the offering, Unit 45 provides exceptional flexibility for owner-users seeking immediate occupancy, investors pursuing future lease-up, or medical practices looking to expand by combining both suites into a larger facility, subject to any required approvals.

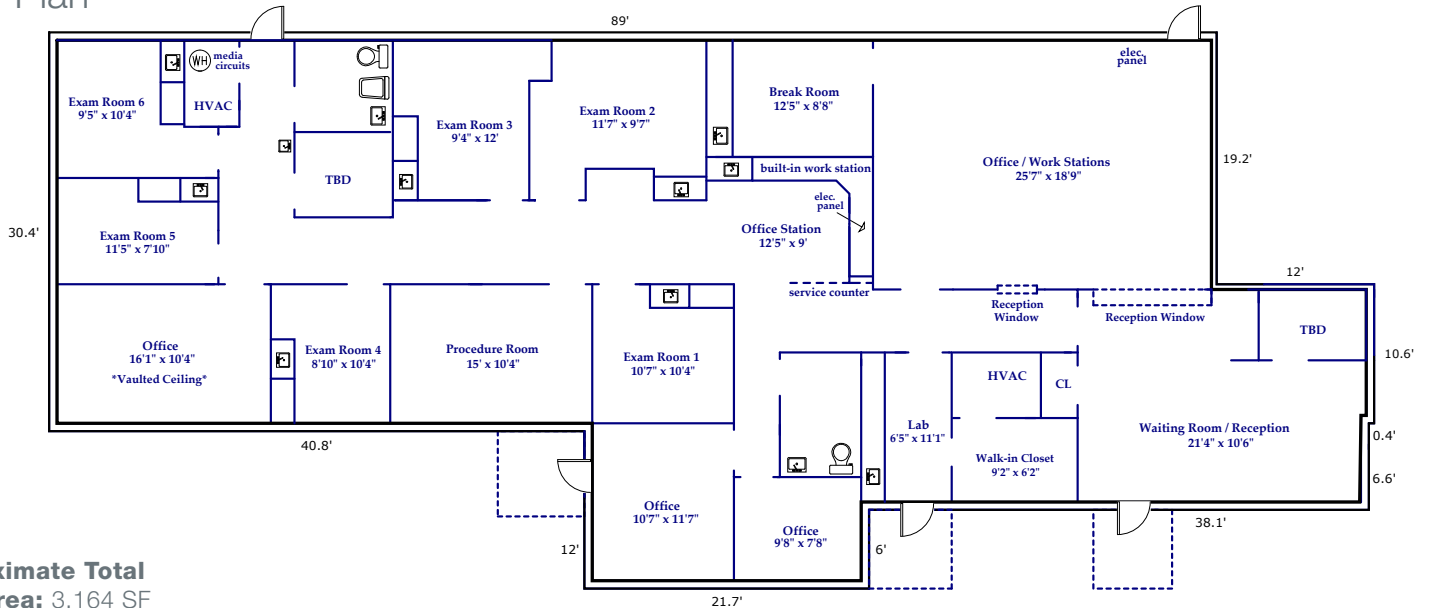
Highlights

- 3,164± SF medical office condominium
- Available for immediate occupancy
- Functional medical office layout with existing improvements
- Ideal for owner-users seeking minimal build-out
- Adjoins Unit 40 for potential future expansion



Unit 45

Floor Plan



**Approximate Total
Unit Area:** 3,164 SF

Floor Plan prepared by Judy Brouillette O'Neil,
ProPlans of the Carolinas, LLC ©

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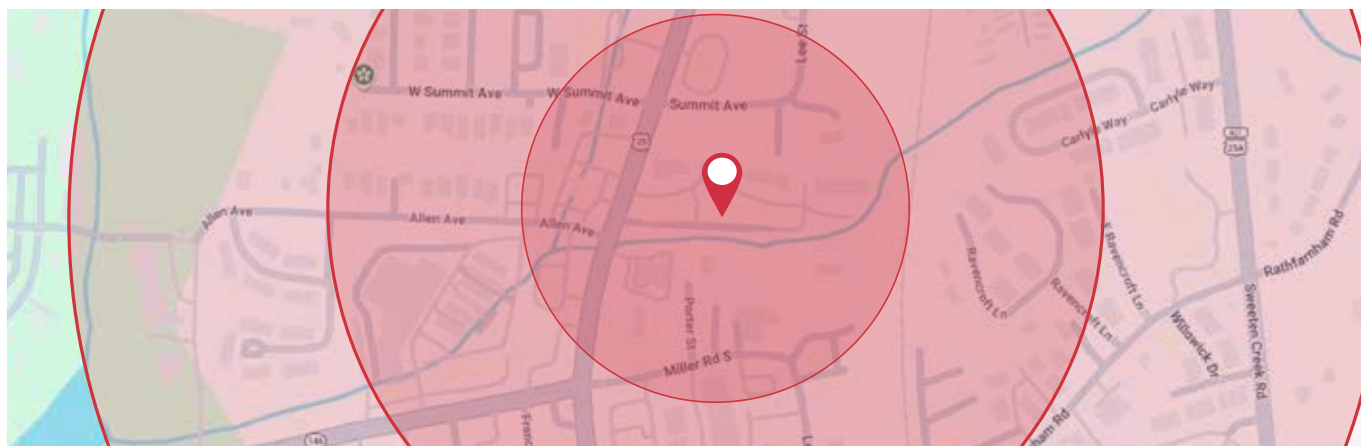
Unit 45 Additional Photos



Unit 45 Additional Photos



Demographics



	1 Mile	2 Miles	5 Miles
Population			
2020 Population	5,843	21,576	59,484
2024 Population	5,823	21,844	60,784
2029 Population Projection	6,011	22,617	63,096
Annual Growth 2020-2024	-0.1%	0.3%	0.5%
Annual Growth 2024-2029	0.6%	0.7%	0.8%

Households			
2020 Households	2,755	9,929	26,186
2024 Households	2,731	10,009	26,625
2029 Household Projection	2,805	10,309	27,508
Annual Growth 2020-2024	0.7%	1.2%	1.4%
Annual Growth 2024-2029	0.5%	0.6%	0.7%
Avg Household Size	2.1	2.1	2.2
Avg Household Vehicles	2	2	2

Housing			
Median Home Value	\$428,958	\$407,257	\$363,124
Median Year Built	1991	1994	1995
Owner Occupied Households	1,242	4,961	15,992
Renter Occupied Households	1,563	5,348	11,517



Chris Mansfield

Commercial Broker

cmansfield@naibeverly-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 intelligently 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.