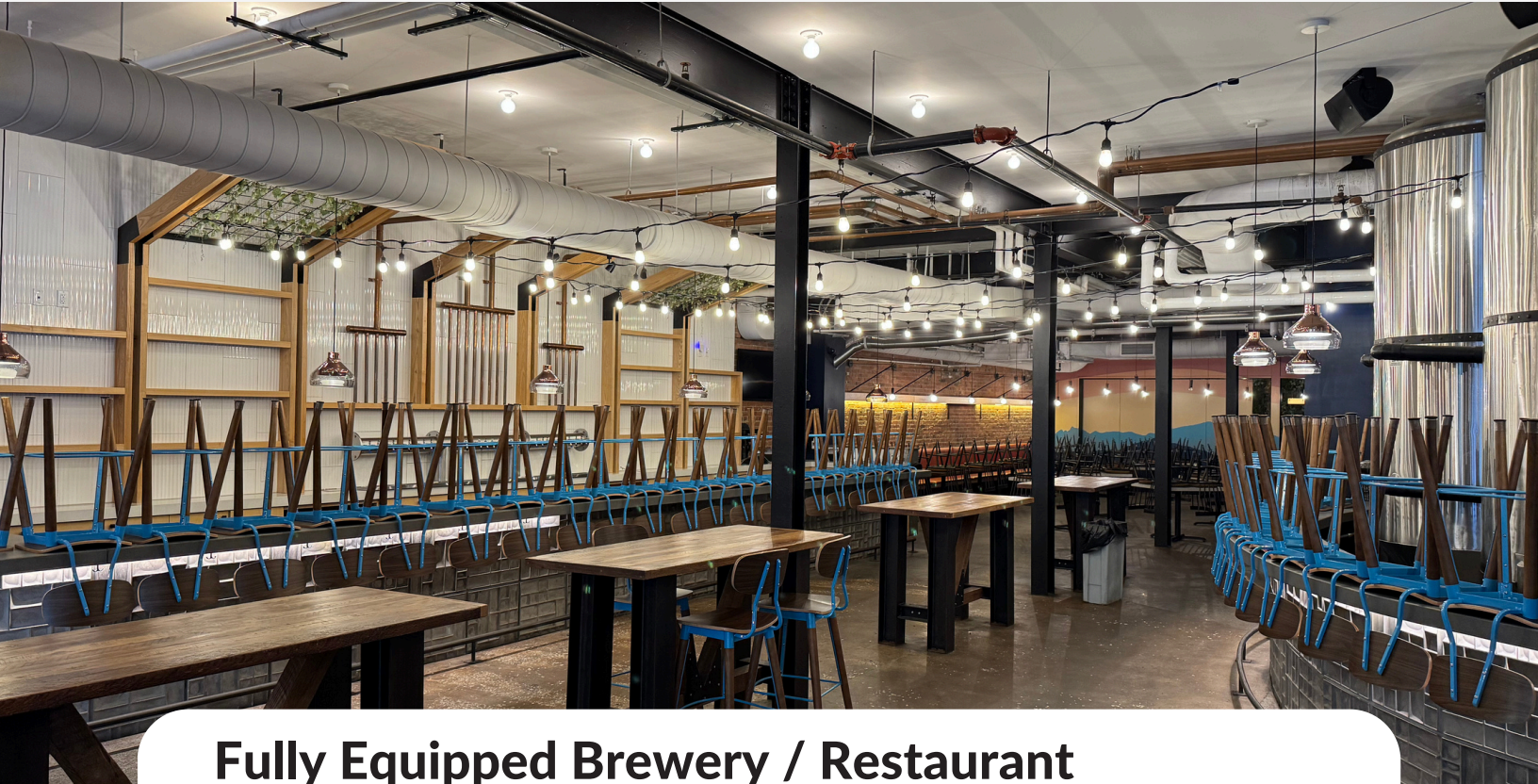


AVAILABLE NOW: 39 N. Lexington Ave. Asheville, NC 28801 Retail Condo For Sale



Fully Equipped Brewery / Restaurant

Available NOW!!!! The retail space at 39 N. Lexington Avenue in Asheville, NC, offers a unique opportunity for a new owner seeking a versatile commercial property in the heart of downtown. Constructed in 1916, this historic building features a brick facade and has housed various businesses over the years, including the Oscar Blues Brewery and Bold Rock Hard Cider/Taproom.



Other Highlights:

- 15 Barrel Brewery System
- 4 Fermenters
- 365 Seat Capacity
- Event Space in the back
- OR room for brewery expansion

For more information, contact:



Jay Lurie, Broker | REALTOR®
Jay.Lurie@RECenter.com
+828.216.8462 mobile
Real Estate Center
ReCenter.com
159 S. Lexington Ave.
Asheville, NC 28801

View 3D Matterport Video:

<https://bit.ly/39LexingtonAvailable>



EXECUTIVE SUMMARY

Retail Commercial Condo
Priced at: \$5,675,000

Given its prime location and adaptable space, 39 N. Lexington Avenue presents an excellent opportunity for businesses seeking a **prominent downtown presence**.

The space is set up as a **full Brewery** with a **15 Barrel Brewhouse** and a **fully equipped restaurant / bar / commercial kitchen**. The space features **7,000 square feet of retail space** and **1,000 square feet of dry/cold storage** on the second floor off Rankin Ave. 39 N. Lexington is situated in the heartbeat of **Downtown Asheville** and benefits from the city's reputation as a hot spot for tourism.

PROPERTY DETAILS:

Total Space: The retail space encompasses approximately 7,000 SF of prime retail space with an additional 1000sf of delivery / cold storage space off Rankin Ave, and a 365 person occupancy

Zoning: Located in the Central Business District (CBD), the property is zoned to accommodate a variety of commercial uses, providing flexibility for different business types.

Access and Amenities: The building offers access from both Lexington Avenue and Rankin Avenue, It is situated across from two public parking decks—the Rankin Avenue Garage (262 spaces) and the Civic Center Garage (550 spaces) - ensuring convenient parking for customers and employees.



BREWERY EQUIPMENT INVENTORY

	JVNW Brewery, fermenters, brites. See brewery binder
1	15 bbl brite tank
1	Red Task Force tool Box
1	Thermaline Heat Exchanger - model T13S-36
1	2 Door Kobalt Tool Box
1	CO-Z Ultra Sonic Parts cleaner
12	BRUTE Rubbermaid trash cans with lids + 3 dollys
1	LOEFFLER / sodium Hydroxide
1	RG3 Refrigerant recovery machine -new
2	Beer PH meters
2	Product scales
1	Procon Merlin Coupler
2	Serological 10 ml Pipettes - boxes
1	Tall oak spirals - box
1	Marathon Motor - new
1	San-I-Ox test kit
	Assorted small tool and parts boxes
1	small jockey box
3	Stationary Balder pumps
1	Mobile balder pump dolly

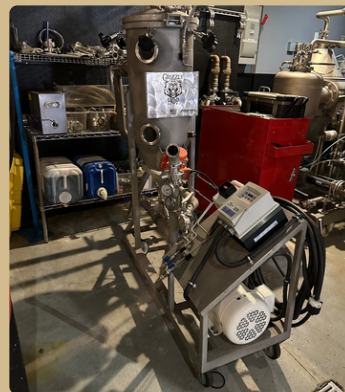
	Assorted cleaning brushes, buckets, squeegees
1	Pelican case w/assorted gravity readers thermo meters
1	GEA Centrifuge
	Assorted clamps, hoses, elbows, zwickles, T's, valves, mash paddles
	tools, water hoses, regulators
	Air Compressor with Dryer
	Grain Room - malt mill and conveyance and hopper
	On demand hot water system
	Carbon Filter
4	Fermentation tanks
1	Additional Insulated Bright Tank
6	Single Walled Brite Tanks in the cooler on 2nd floor
1	Glycol Chiller outside on the loading dock
	Micromatic Draft Equipment
1	Pro-chiller Glycol Unit
2	Perlon Glycol Chillers on top of the Draft Cooler



Vessel Brewhouse
Qty 2



Spinbot 5,000 Infuser
Qty 1



Grizzly Hop Infuser
Qty 1



Centrifuge - Year 2015
Model # GSC40-06-077
Qty 1

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