



# HAYWOOD ROAD BUILDING FOR SALE



  
BUILDING FOR SALE

## 818 HAYWOOD ROAD, ASHEVILLE, NC 28806

*Presented By*

**EMILY DRESBACK**

828.548.0090 x105  
emily.dresback@deweypa.com

**DEWEY PROPERTY ADVISORS**

1 Page Avenue  
Asheville, NC 28801  
828.548.0090  
deweypa.com

# HAYWOOD ROAD OFFICE/RETAIL BUILDING FOR SALE | 818 HAYWOOD ROAD, ASHEVILLE, NC 28806

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	2,640 SF
Lot Size:	0.27 Acres
Number Of Units:	1
Price / SF:	\$376.89
Year Built:	1925
Renovated:	2005
Zoning:	HR3
Market:	Asheville
Submarket:	West Asheville
Traffic Count:	16,000

### PROPERTY OVERVIEW

Prime location with sizable upside potential. Ideal opportunity for an owner user or investor on the popular Haywood Road corridor. Previously the building operated as a day care facility that functioned on both levels. The building is permitted for Live-Work unit with the lower level currently operating as a short term rental. H3 zoning creates potential for additional level to the building. 12 parking spots available with the potential to add an additional 10 parking spaces.

HR3 Zoning allows for the building to add an additional story. Property can be single use or mixed-use.

The lot is adjacent to popular restaurants and bars with appreciable walkability.

### PROPERTY HIGHLIGHTS

- High West Asheville Walkability (90%)
- Heavy Traffic Corridor
- Permitted Live/Work Unit
- Ample On-Site Parking
- Mixed Occupancy

