

MIXED USE SPACE **FOR SALE**

44 Church Street

Waynesville, NC 28786

8,232 SF | \$2,300,000



Offering Summary

Sale Price:	\$2,300,000
Number of Units:	3
Lot Size:	0.98 Acres
Building Size:	8,232 SF

Property Description

Rare opportunity to own an entire building in the heart of downtown Waynesville. This well-positioned, one-of-a-kind property offers excellent street frontage, strong walkability, and multiple income-producing components in one of Western North Carolina's most charming and active downtown districts.

The current owner has put their heart and soul into the thoughtful rehabilitation of this classic building, preserving its character while maintaining and managing the property to an exceptional standard. The main-level dog bar is in immaculate condition and fully built out for a new operator, featuring a full bar, full commercial kitchen, brick oven, hood system, and included FF&E. The space is turnkey-ready and designed for immediate food and beverage use.

A second commercial unit is occupied by Smoky Mountain Dog Bakery, a long-term tenant currently operating month-to-month and open to negotiating a new lease term that is mutually beneficial to both the tenant and new owner. Street-level access doors provide convenient deliveries for food, beverage, and inventory.

The third unit is a highly attractive short-term rental with a strong rental history, adding additional income potential and flexibility, or providing living quarters for the building owner/restaurant operator.

Walkable to shops, restaurants, breweries, and everything downtown Waynesville has to offer, this is a rare chance to acquire a versatile mixed-use asset with established income, operational upside, exceptional downtown visibility, and true pride of ownership throughout.



OFFERING MEMORANDUM

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Property Highlights

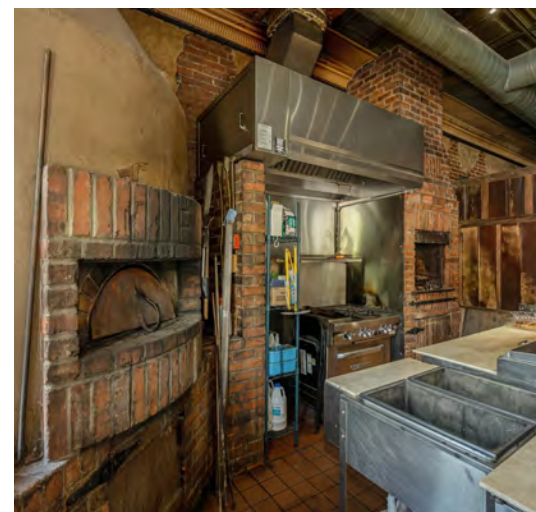
- Rare opportunity to own an entire mixed-use building in the heart of downtown Waynesville
- Excellent street frontage with strong visibility and walkability
- Located in one of Western North Carolina's most charming and active downtown districts
- Thoughtfully rehabilitated classic building with preserved character and pride of ownership throughout
- Main-level restaurant and bar space in immaculate, turnkey condition
 - Fully built out for food and beverage use with full bar, commercial kitchen, brick oven, hood system, and included FF&E
- Second commercial unit occupied by Smoky Mountain Dog Bakery, a long-term tenant currently operating month-to-month, willing to commit to a long-term commitment
- Convenient street-level access doors for food, beverage, and inventory deliveries
- Third unit operates as a highly attractive short-term rental with a strong rental history
- Additional income potential from multiple income-producing components
- Potential live/work opportunity for a building owner, restaurant operator, or investor
- Walkable to downtown Waynesville shops, restaurants, breweries, and amenities
- Versatile mixed-use asset with established income and future operational upside
- Exceptional downtown visibility in a highly desirable Western North Carolina market



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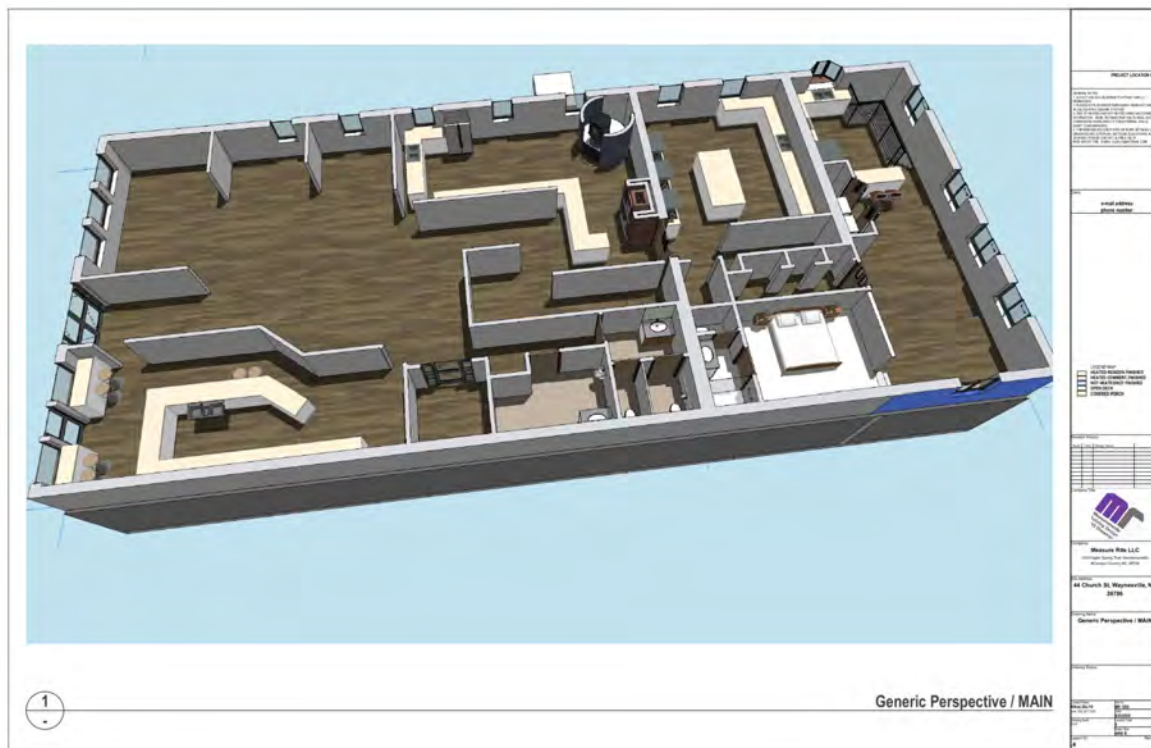
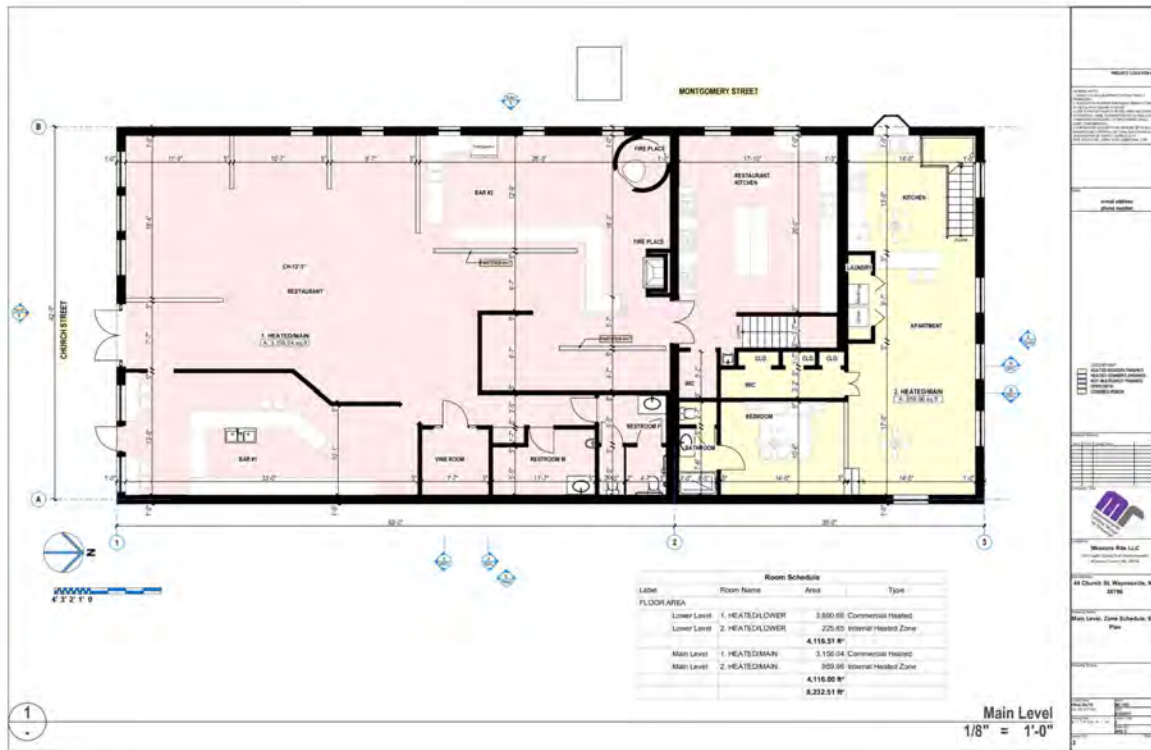
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Floor Plans-Main Level

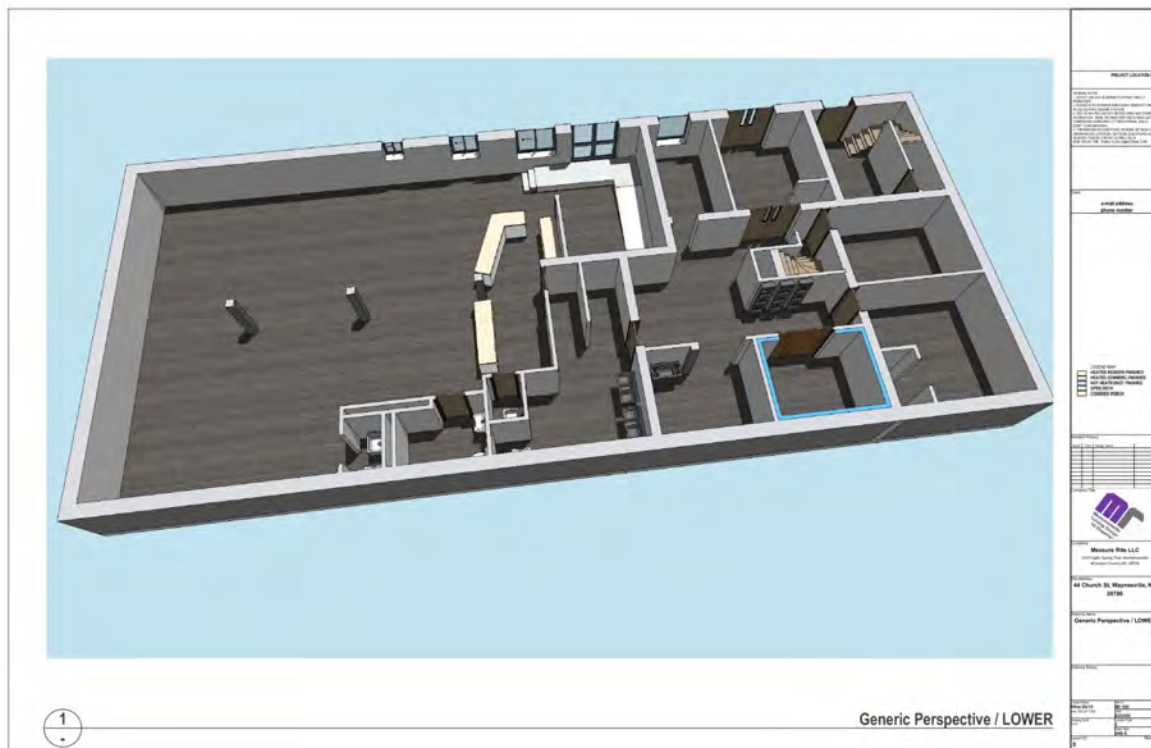
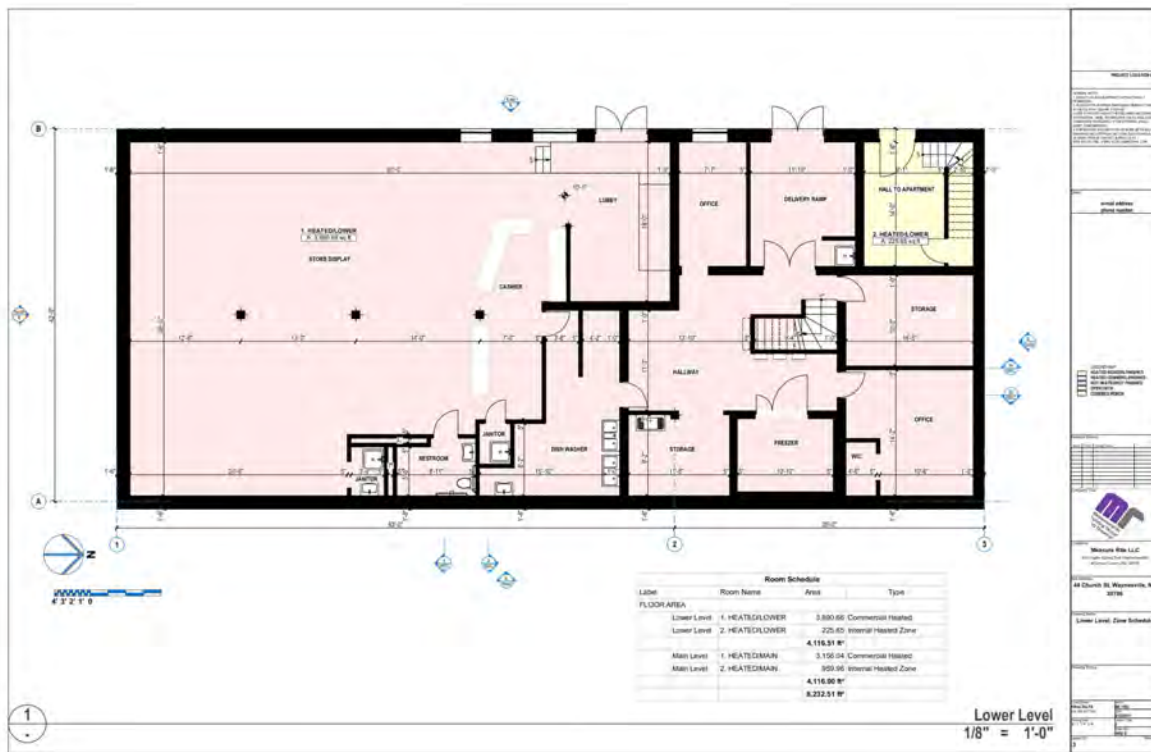
Mixed Use Space
Restaurant | Retail | Hospitality
8,232 SF | \$2,300,000



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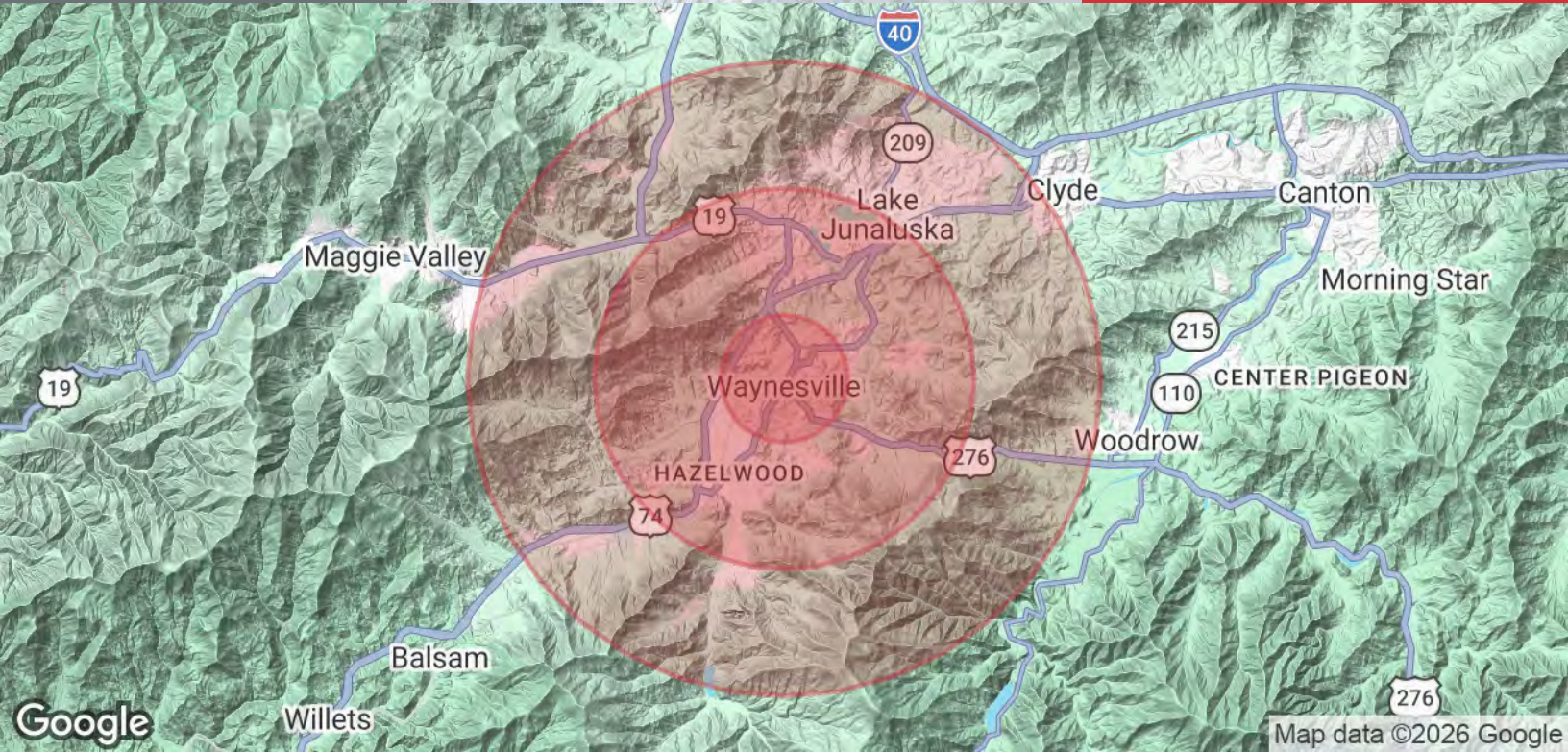
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Population

1 Mile

3 Miles

5 Miles

Total Population	4,296	14,397	26,625
Average Age	46.2	47.1	47.8
Average Age (Male)	43.4	45.3	46.0
Average Age (Female)	48.4	48.1	49.2

Households & Income

1 Mile

3 Miles

5 Miles

Total Households	2,013	6,479	11,682
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$68,290	\$73,472	\$76,400
Average House Value	\$264,273	\$270,319	\$276,507

2023 American Community Survey (ACS)

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**Karl Nelson, CCIM****Commercial Broker**

knelson@naibeverly-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**OFFERING MEMORANDUM****44 Church Street, Waynesville, NC 28786**

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