

OFFICE/LAND FOR SALE

274 & 278 Merrimon Avenue

Asheville, NC 28801

0.78 Acres | \$1,599,000





Property Description

A rare opportunity to purchase two adjacent properties on high-traffic Merrimon Avenue.

274 Merrimon is a 3,050-square-foot office building on 0.44 acres, previously used by an attorney's office. The flexible layout suits a range of office uses and offers 15 parking spaces. There is also a revenue-producing billboard on the property.

278 Merrimon is a 2,500-square-foot, two-story building. Formerly used as an office, it has been vacant and will require significant updates for future occupancy. The lot size is 0.34 acres and, at 253 feet in depth, can be redeveloped with something far larger than the current structure.

Together, the properties encompass approximately 0.78 acres, with 172 feet of frontage along Merrimon Avenue, creating an opportunity to acquire a prominent location along a high-traffic corridor with 20,500 VPD.

The property at 278 can be sold separately, but the property at 274 can only be sold with 278 included.

Offering Summary

Sale Price: \$1,599,000

Lot Size: 0.78 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	346	1,223	4,043
Total Population	786	2,881	9,747
Average HH Income	\$74,757	\$89,359	\$102,075

OFFERING MEMORANDUM

274 & 278 Merrimon Avenue, Asheville, NC 28801

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.



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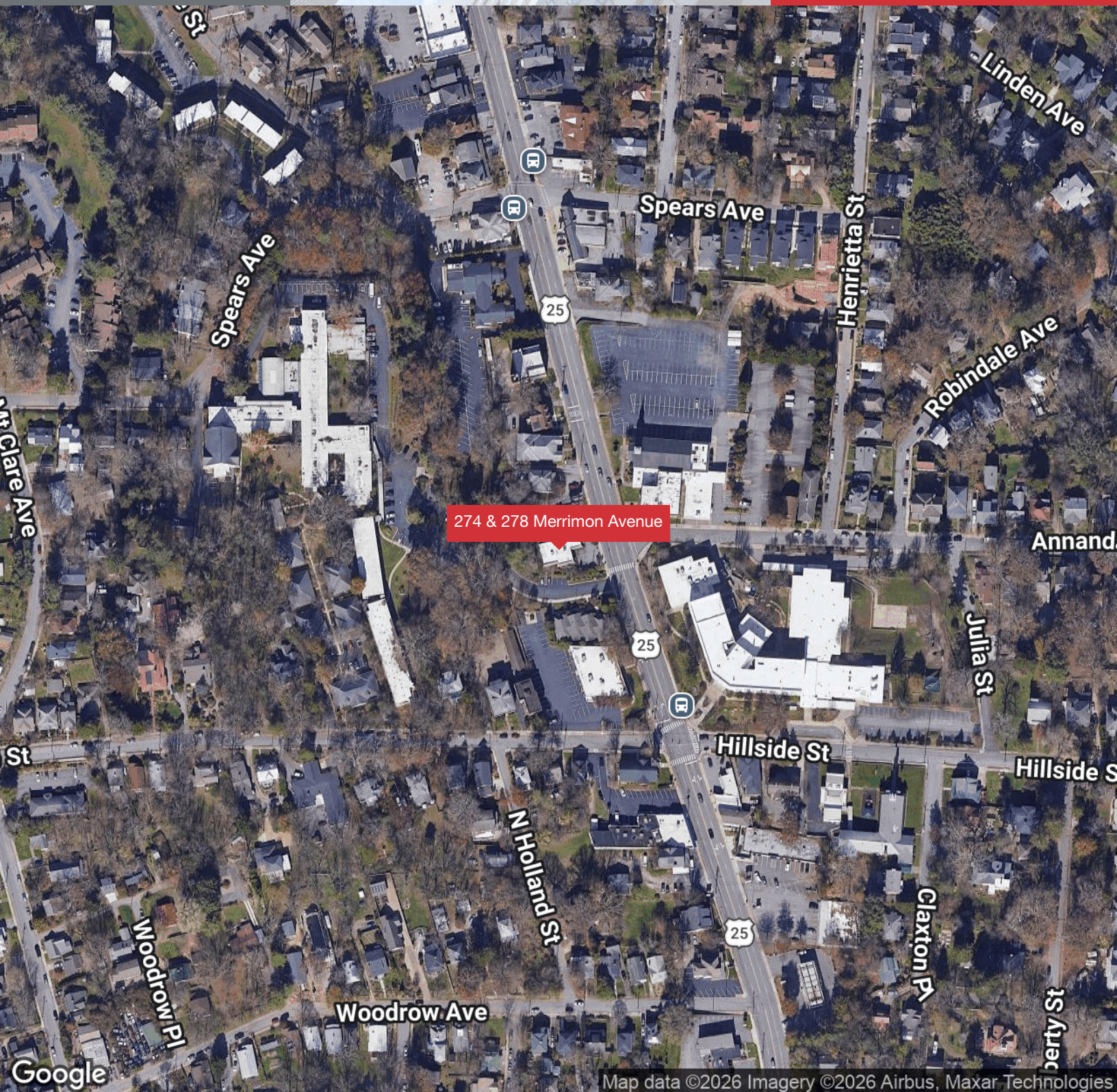
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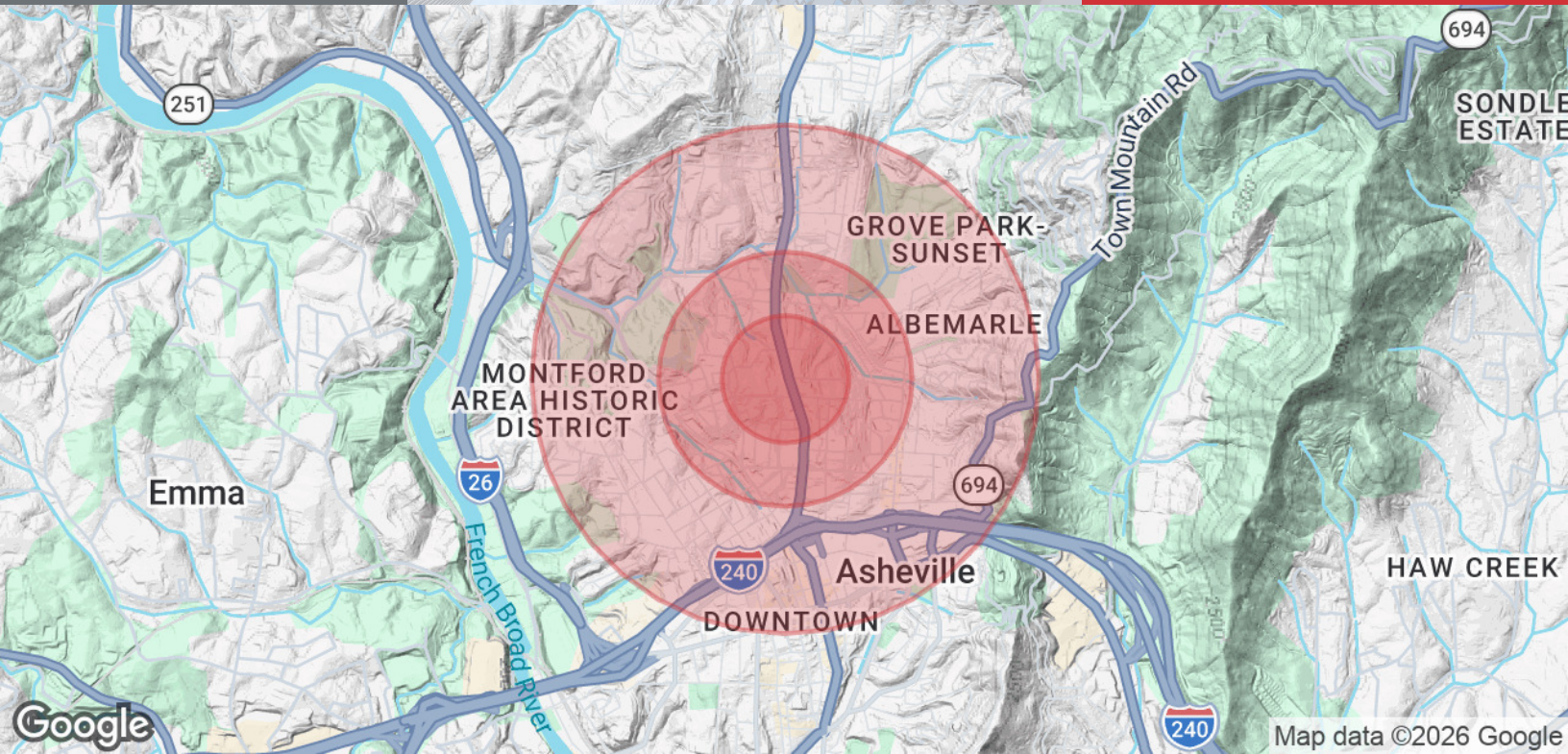
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Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	786	2,881	9,747
Average Age	36.1	37.6	39.8
Average Age (Male)	39.1	38.6	40.3
Average Age (Female)	31.1	34.6	38.0

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	346	1,223	4,043
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$74,757	\$89,359	\$102,075
Average House Value	\$487,283	\$556,557	\$642,752

2023 American Community Survey (ACS)

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Terry Peterson

Commercial Broker

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Direct: 828.216.5101

NC #177585

Professional Background

With over 27 years at NAI Beverly-Hanks, I've built deep experience in Western North Carolina's commercial real estate market. In 2023, I was recognized as a Top Ten Agent within the organization, reflecting my longstanding commitment to strong performance and client service.

Before entering commercial real estate, I gained valuable business experience as a corporate executive in sales and marketing for a Fortune 400 company. I was also the owner of a small business in Asheville, giving me firsthand insight into the opportunities, challenges, and real estate decisions business owners face. Throughout my commercial real estate career, I have worked with property owners, investors, buyers, and tenants across a range of property types, including office, industrial, flex, retail, land, multifamily, and investment properties. My combination of corporate leadership, business ownership, and commercial brokerage experience allows me to approach transactions with a practical understanding of both real estate and business objectives.

As part of NAI Beverly-Hanks, I provide clients with seasoned local market knowledge backed by the resources and reach of our leading commercial real estate organization.

Education

Degree in Business Administration from the University of Minnesota Duluth.

NAI Beverly-Hanks
300 Executive Park,
Asheville, NC 28801
828.210.3940

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