

Likewise



For Sale INVESTMENT OPPORTUNITY IN WEST ASHEVILLE

149 New Leicester Highway, Asheville, NC 28806

Likewise
COMMERCIAL REAL ESTATE

Jessica Auge, CCIM LISTING BROKER

706.255.9363 | jess@likewisecommercial.com | likewisecommercial.com





OFFERING SUMMARY

SALE PRICE \$1,590,000

BUILDING SIZE ± 6,740 SF

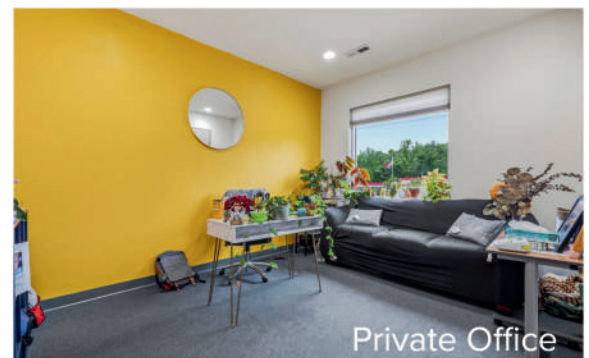
ZONING HB

PROPERTY FEATURES

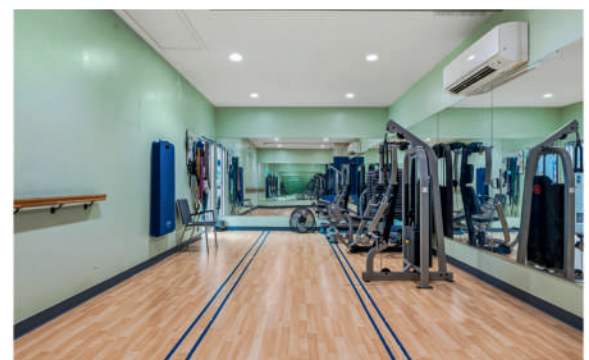
- Spacious, purpose-built facility, designed for a full-service physical therapy practice
- Adaptable layout can fit a variety of wellness, medical, professional and service-oriented uses
- Currently leased to a successful regional physical therapy and sports medicine practice
- 6% CAP rate
- Outstanding visibility, situated on 1.78 AC with 346 FT of road frontage and monument signage
- Convenient location, 7 minutes to downtown Asheville and easy access to I-26 and I-40
- MLS# 4389474



Reception Area



Private Office



149 New Leicester Highway, Asheville, NC 28806



LOCATION INFORMATION

PIN 9629-70-5266 & 9629-70-7223

COUNTY Buncombe

ZONING Highway Business (HB)

MAJOR ROADS Patton Ave, I-26, & I-40

PROPERTY DETAILS

BUILDING SIZE ± 6,740 SF

ACREAGE ± 1.78 AC

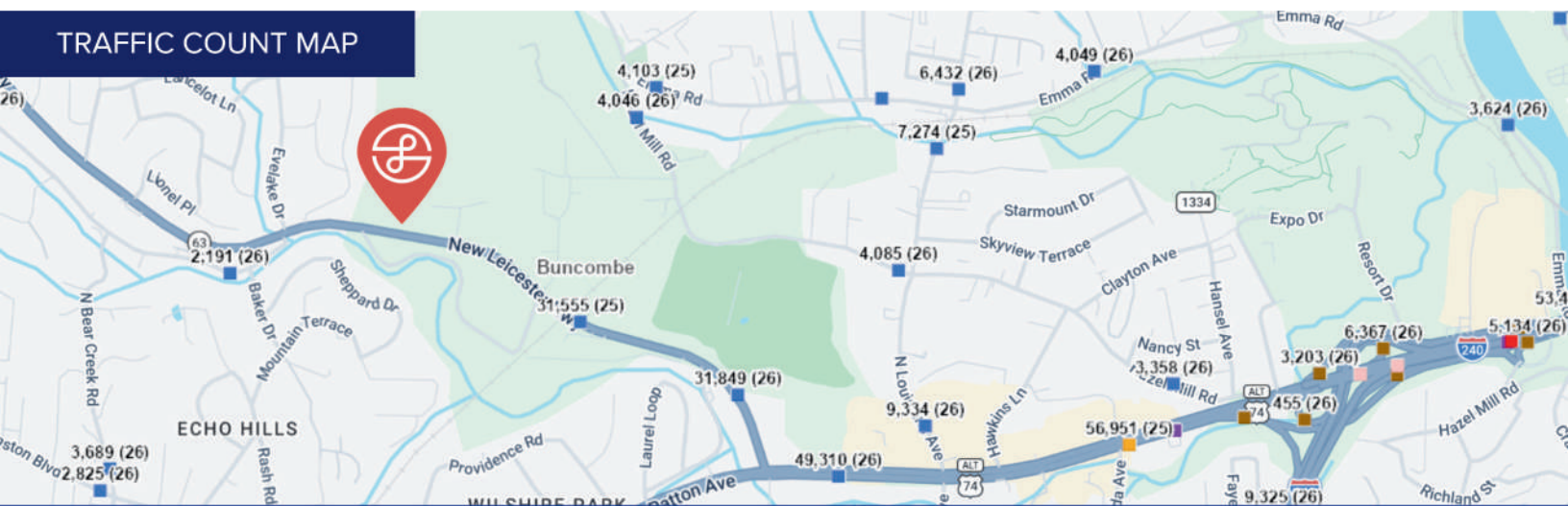
YEAR BUILT 2012

FLOOD ZONE No

TRAFFIC COUNT ± 31,555 VPD



TRAFFIC COUNT MAP



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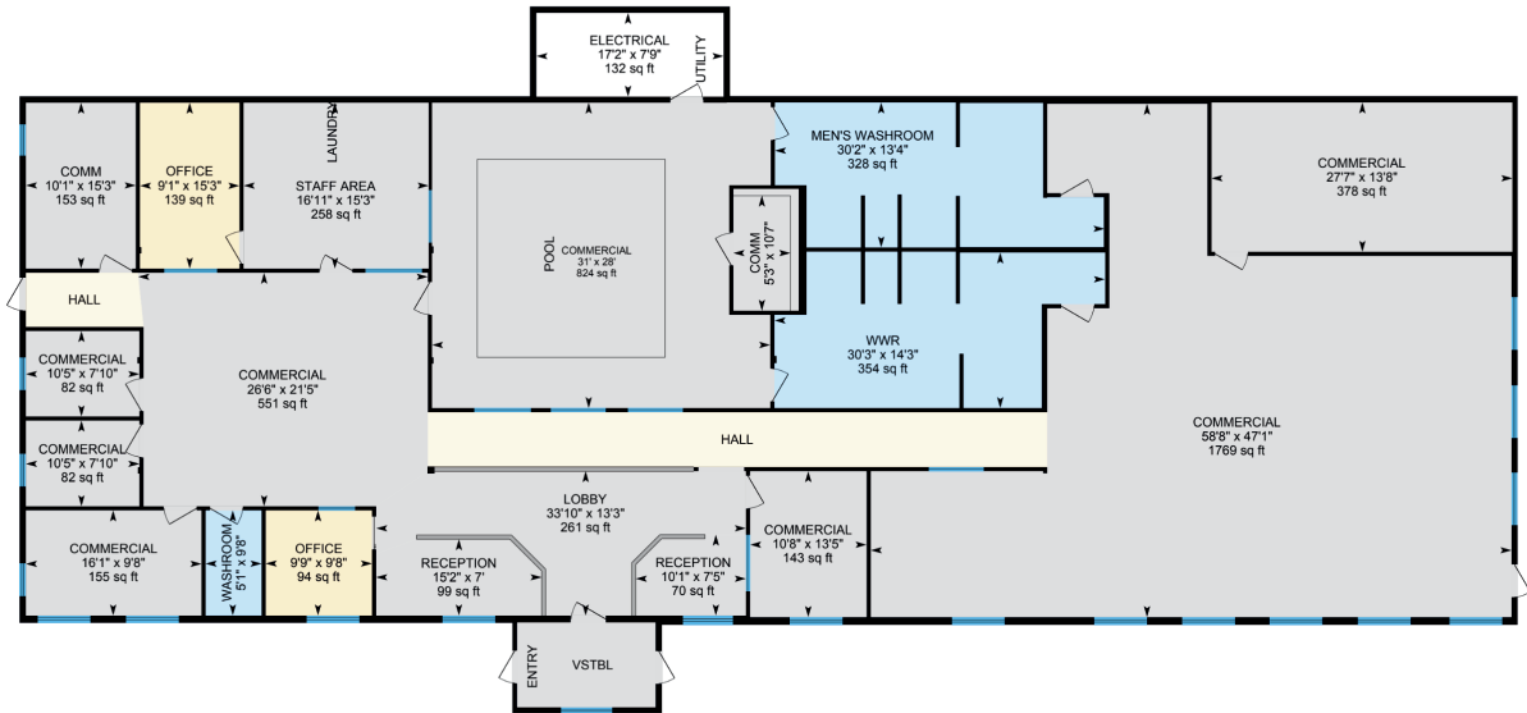
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FLOOR PLAN

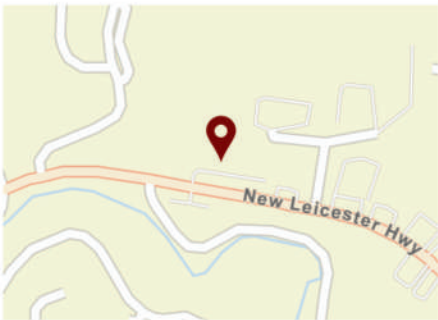


TOTAL FINISHED AREA:
± 6,740 SF



TRAFFIC COUNT MAP

Close Up



Average Daily Traffic Volume

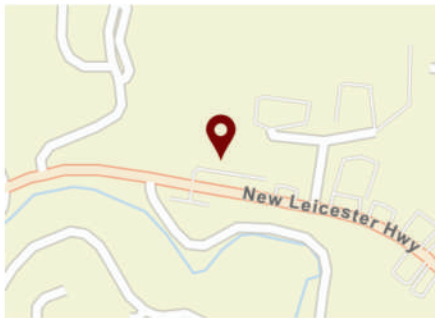
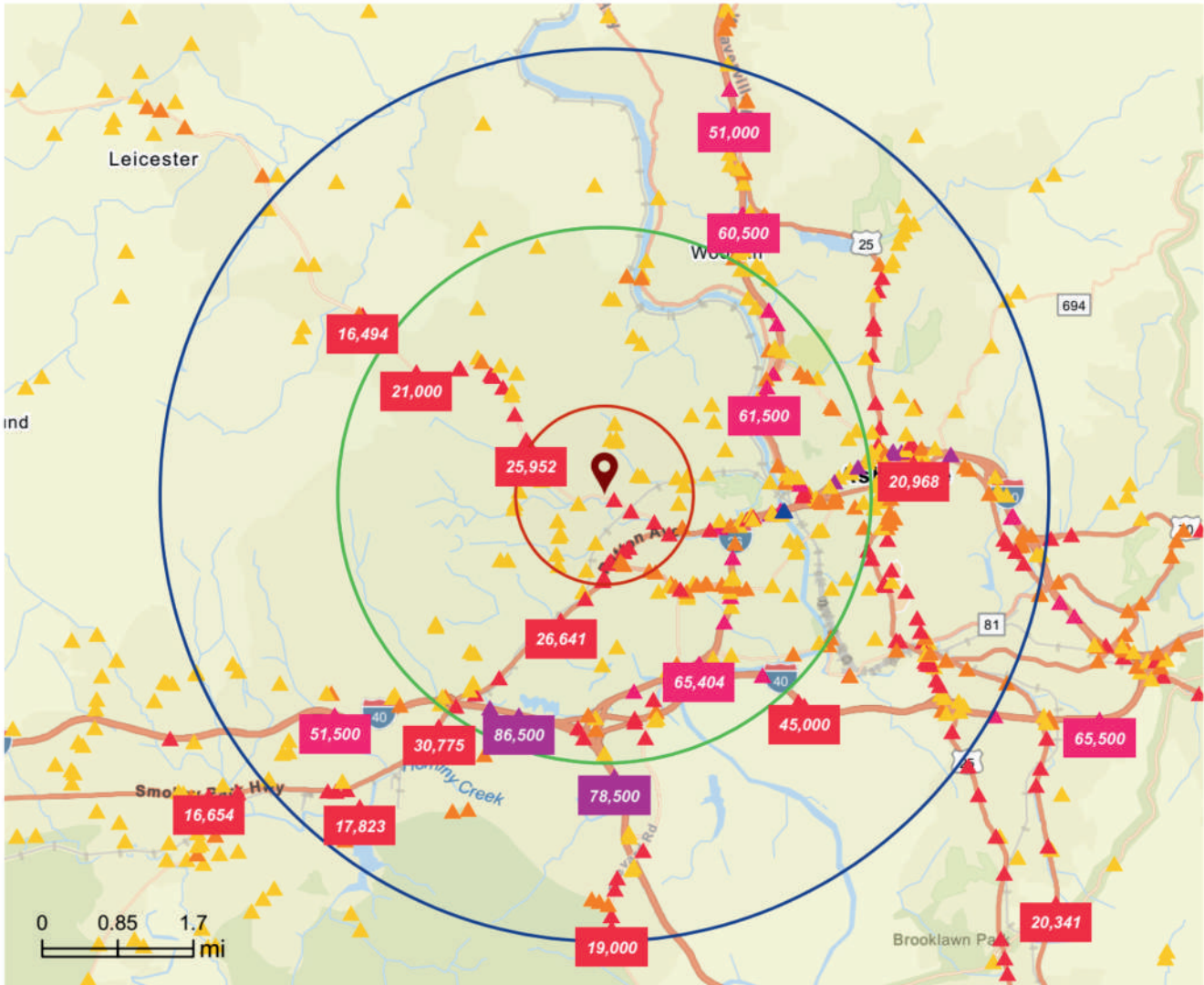
- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





TRAFFIC COUNT MAP

1, 3, & 5 mile radius



Average Daily Traffic Volume

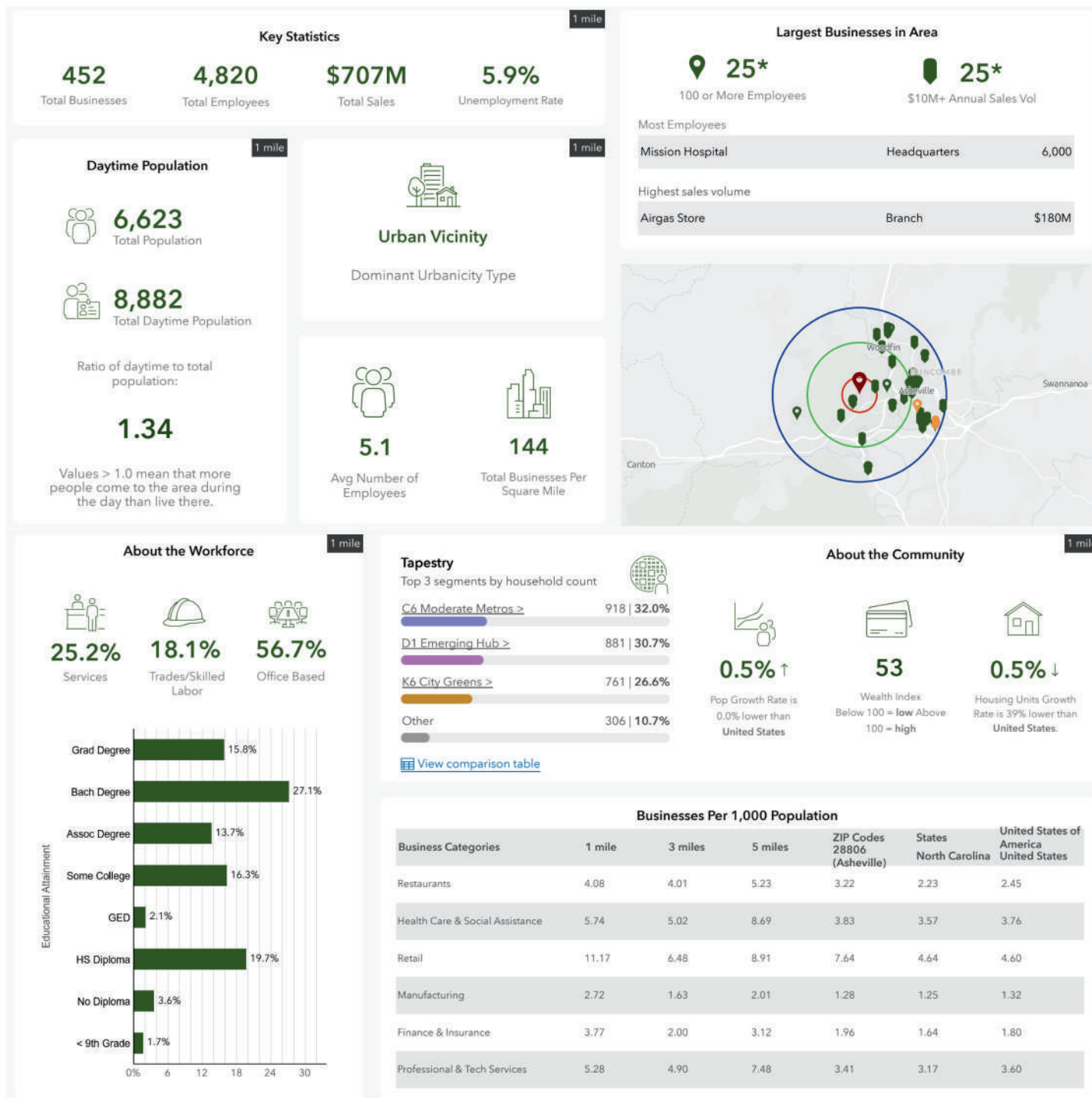
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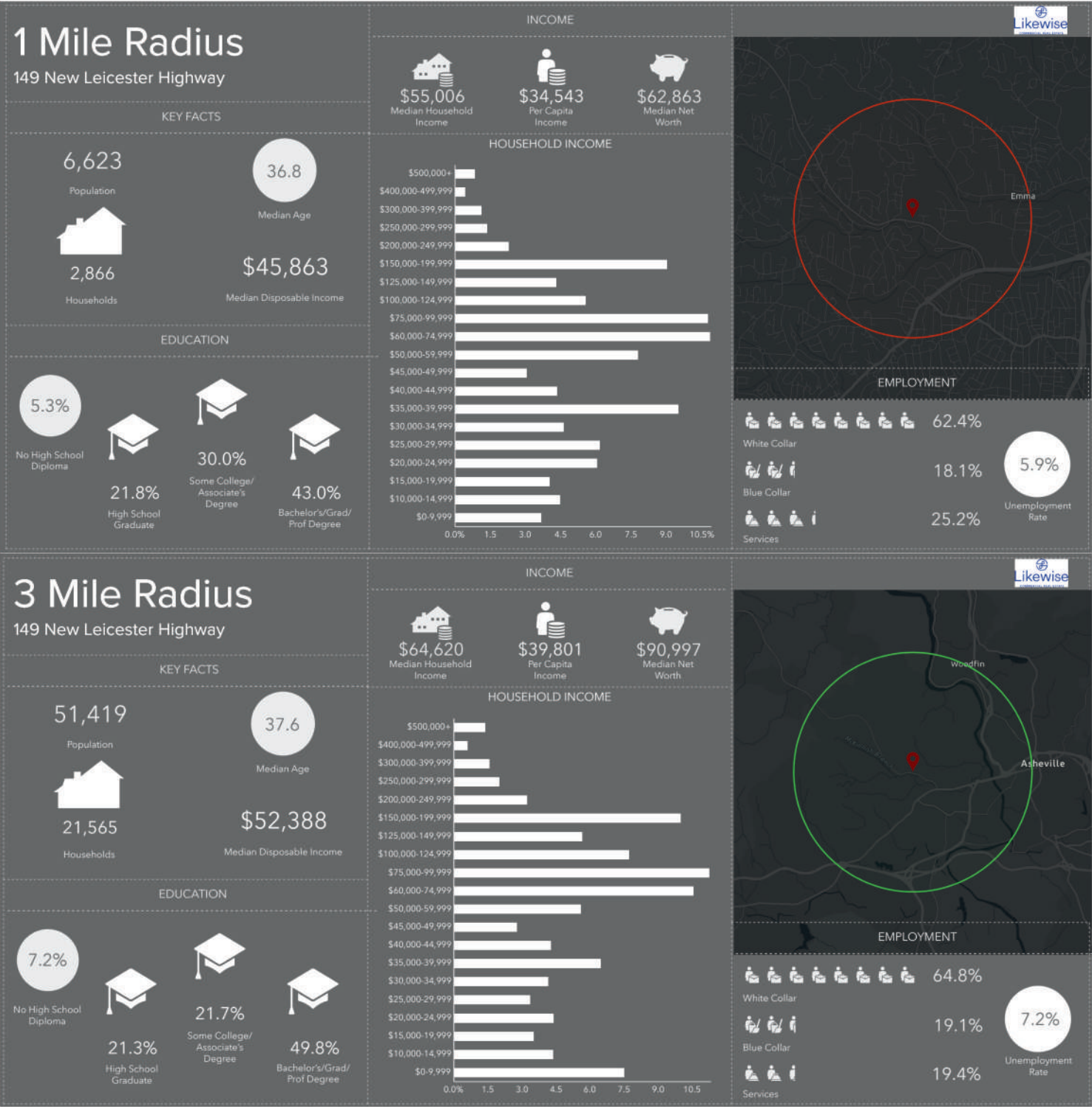
BUSINESS KEY FACTS

1, 3, & 5 mile radius





DEMOGRAPHIC PROFILE





DEMOGRAPHIC PROFILE

