

Likewise



For Sale 100% LEASED MULTI-TENANT INVESTMENT OPPORTUNITY

271 Old Barn Road, Hendersonville, NC 28791

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.222.3685 | info@likewisecommercial.com | likewisecommercial.com

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OFFERING SUMMARY

LIST PRICE	\$1,195,000
ZONING	CC
# OF UNITS	3 Units

PROPERTY FEATURES

- Located at the corner of a signalized intersection with excellent road frontage
- 100% Leased
- Incredible growth potential-- perfect for both seasoned and new investors
- 11 minutes to Downtown Hendersonville, 24 minutes to Brevard and 35 minutes to Downtown Asheville
- 5,922 SF total
 - Unit A: ± 1,965.82 SF
 - Unit B: ± 1,986.14 SF
 - Unit C: ± 1,970.88 SF
- Spacious parking lot with designated ADA spots
- Charming log cabin style with metal roof
- MLS# 4194552



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UNIT B

LOCATION INFORMATION

PIN	1008109
COUNTY	Buncombe
ZONING	CC
MAJOR ROADS	Hwy 64/Brevard Rd 15 minutes to I-26

PROPERTY DETAILS

BUILDING SIZE	± 5,922 SF
YEAR BUILT	2002
TRAFFIC COUNT	± 19,000 VPD
ROAD FRONTAGE	± 473 FT
FLOOD ZONE	Yes, partially



UNIT B



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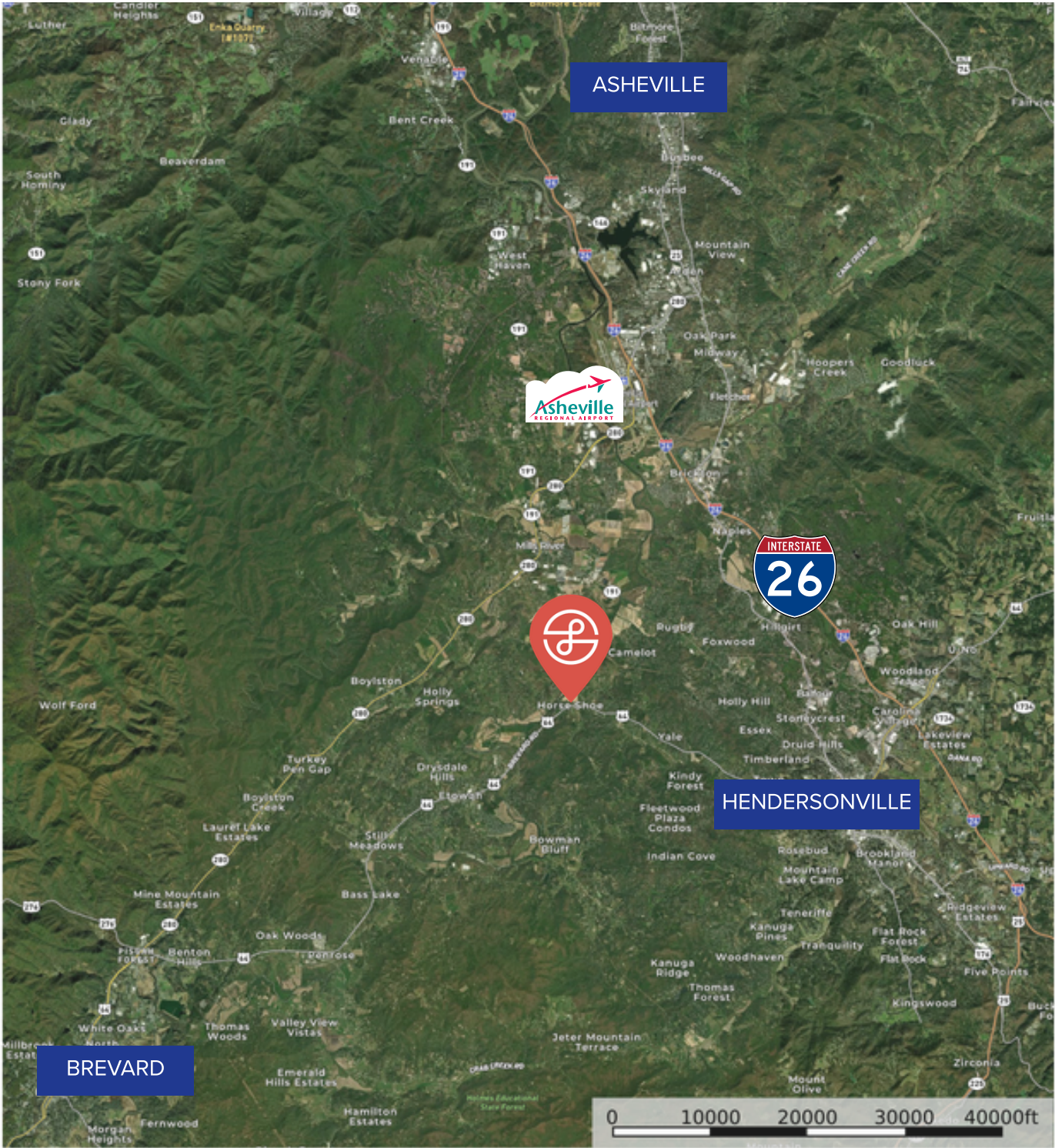
REGIONAL MAP

Close-Up



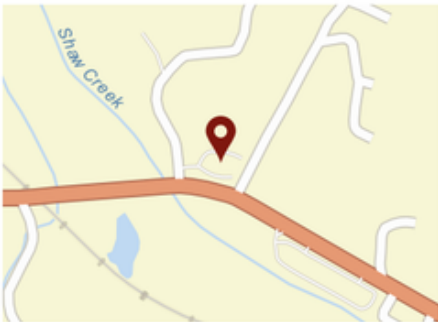


REGIONAL MAP





TRAFFIC COUNT



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

