



5,950 SF +/- RETAIL AVAILABLE

LEASE PRICE: \$12.00 psf NNN

(plus maintenance, taxes and insurance)

SALE PRICE: \$950,000



Contact:
George W. Morosani,
Listing Agent

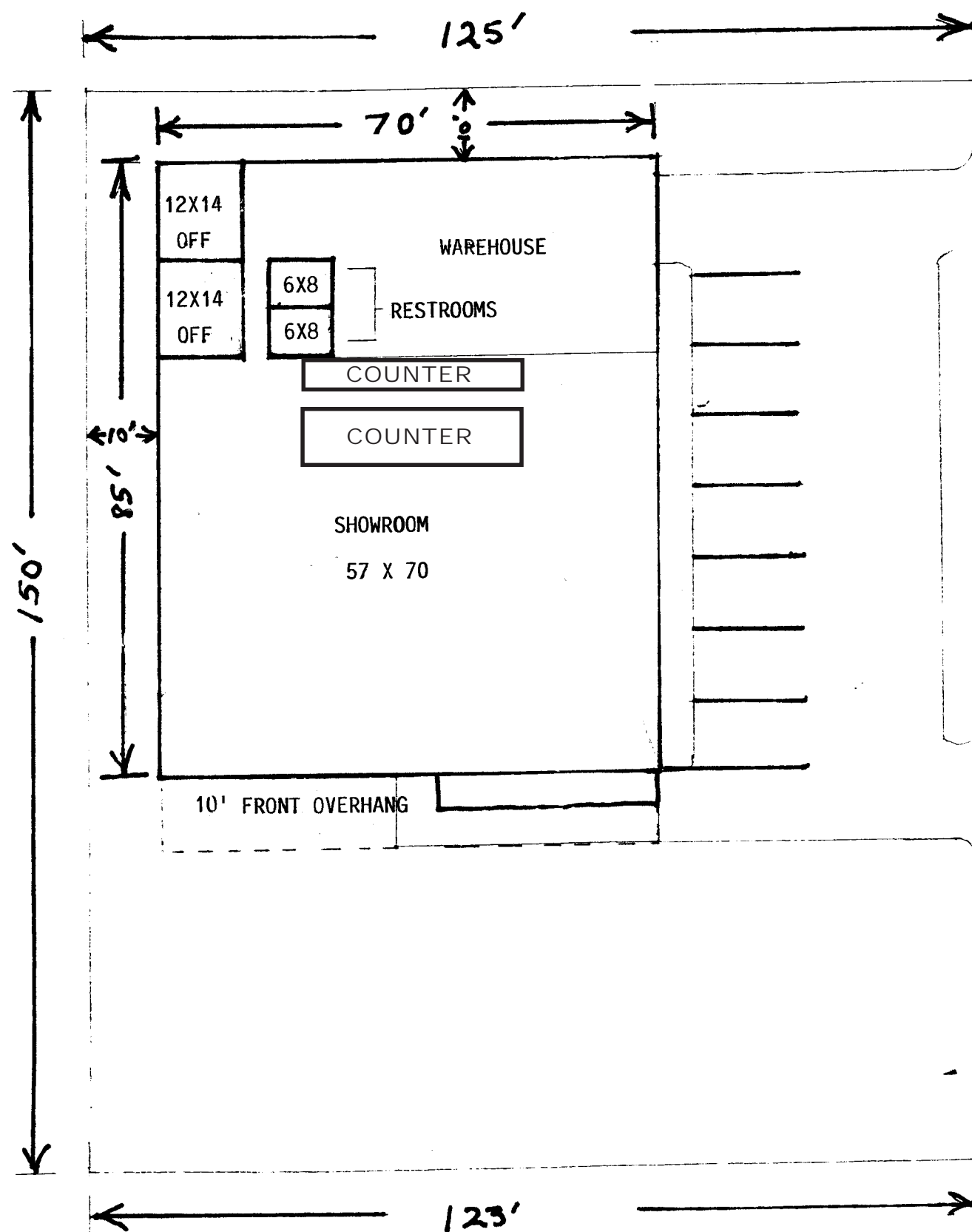
274-4111

2247 Hendersonville Road
Arden, NC 28704
PIN#9654.09-15-3926

Unique Features:

- Located on high traffic Hendersonville Road.
- Ideal retail location with large street signage.
- Warehouse and office space with overhead door.
- Available for immediate occupancy.

**FLOOR PLAN
AND PARKING LAYOUT**



**FOR SALE OR LEASE
5,950 SF BUILDING
ARDEN, NORTH CAROLINA**

DIRECTIONS: Hendersonville Road (Hwy. 25) south to second property before Haywood Road, on western side, in Arden. Property is just south of Arden Presbyterian Church and adjacent to the Kounty Line BP Station and across from Sagebrush Restuarant.

BUILDING DATA: Metal retail glass fronted freestanding building in the busy Arden area on the "going home side" of Hendersonville Road -- the five lane north/south connection between Asheville and the airport. Perfect location for new or expanding retail business - area has a high concentration of jbs, residences and apartments.

UTILITIES: All utilities (except rail) available.

LEASE PRICE: \$12.00 psf NNN (Plus maintenance, taxes and insurance)

SALE PRICE: \$950,000

TAXES: \$2,677/Year

TO SHOW: Call Listing Office.

CONTACT: George W. Morosani or Lisa Stephens.

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE OR LEASE IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, PRIOR SALE OR LEASE, CHANGE OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.



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