



**325 WEAVERVILLE HWY
ASHEVILLE, NC**



All information is from sources deemed reliable. No warranty nor representation is made as to the accuracy thereof and all information above is subject to errors, omissions or change without notice.

FORMER CONNIE FASHIONS RETAIL OUTLET & MANUFACTURING FACILITY

BUILDING FEATURES

Sprinkler: 100%
Truck Dock: 1 - 10' X 10' dock height
Restrooms: 1 - womens with 6 toilets & 3 sinks
1 - mens with 2 toilets, 1 urinal & 1 sink
1 - unisex with 1 toilet & 1 sink
Lighting: two bulb 8' fluorescent in work area
four bulb 4' recessed fluorescent in office /
retail area. Natural light throughout
Parking: 23 paved spaces; potential for add'l spaces
HVAC: suspended forced air gas units in work area;
heat pump in office / retail area
Access: Adjacent to Weaverville Hwy, approx 1 mile
from US 19/23 Newbridge Exit (future I-26)

GOVERNMENTAL

Pin: 9731-15-64-5564
Deed Book / Page: 2167 / 208
Real Estate Taxes: \$4,152
Zoning: Woodfin Community Shopping District (CS)

BUILDING SPECIFICATIONS

Site: 1.68 acres
Gross Building Size: 25,622 sq. ft.
Interior Work Area: 21,227 sq. ft.
Interior Office / Retail: 3,236 sq. ft.
Total Interior: 24,463 sq. ft.
Year Built: 1965
Construction: brick; 6" concrete slab;
new built-up roof.
Column Spacing: 30' x 30' H-beams
Ceiling Height: varies - 11' to beams

UTILITIES

Water: Woodfin Water District
Sewer: Metropolitan Sewage District
Electricity: 600 amp - CP&L
Gas: PSNC

**Lease Rate: \$3,000/Month NNN (\$1.41/SF)
Option To Purchase After May 1, 2003**

For further information, please call Jeremy H. Goldstein or John R. Menkes at (828) 281-4024.



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BUNCOMBE COUNTY AERIAL PHOTOGRAPH



*FORMER CONNIE FASHIONS RETAIL OUTLET
& MANUFACTURING FACILITY*

SITE AREA: 1.68 ACRES

GROSS BLDG AREA: 25,622 SQ. FT.

ZONING: CS (COM. SHOP. DIST)

Permits retail and consumer service uses. Examples include assembly halls, auto supply retail, auto sales, banks, bakeries, bowling lanes, dance studios, nonprofit organizations, medical clinics, offices, schools, restaurants, and various retail establishments.

BUNCOMBE COUNTY TAX MAP



PARKING: 23 PAVED SPACES.

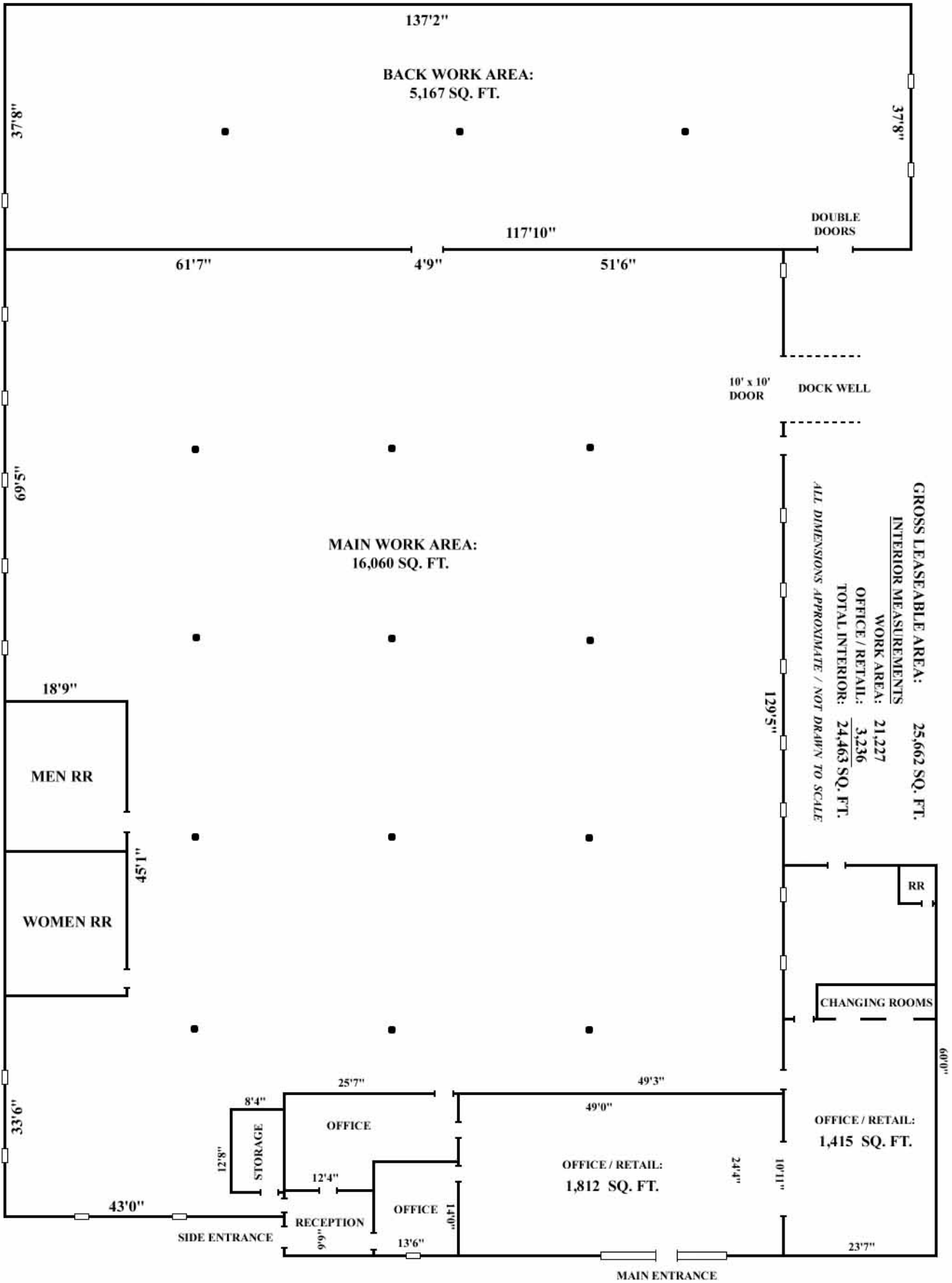
Potential for additional parking using rear portion of the lot and re-configuring rear driveway.

ADJACENT ROAD:

There is an adjacent road connecting Weaverville Highway to Barton Road. This road has apparently been abandoned. It may be possible to re-open this road and improve accessibility to the rear of the lot.

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GROSS LEASABLE AREA: 25,662 SQ. FT.
INTERIOR MEASUREMENTS
WORK AREA: 21,227
OFFICE / RETAIL: 3,236
TOTAL INTERIOR: 24,463 SQ. FT.
 ALL DIMENSIONS APPROXIMATE / NOT DRAWN TO SCALE