

RETAIL FOR SALE

HIGH COUNTRY DEALERSHIPS

200 Pineola Street, Newland, NC 28657



OFFERING SUMMARY

SALE PRICE:	\$990,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	0.62 Acres
BUILDING SIZE:	8,900 SF
RENOVATED:	2014
ZONING:	Business
PRICE / SF:	\$111.24

PROPERTY OVERVIEW

Highly Desirable Downtown location with excellent street frontage on Main Street in Newland. This property is being offered with this property is the High Country Dealership which includes franchises for U-Haul, Mahindra tractors, Intimidator side by side, Ariens, Gravely, and Spartan mowers as well as Down 2 Earth trailers. This property in downtown Newland covers approximately one block of real estate. Service equipment including three 9 ton lifts, diagnostic and special tools, parts and accessories, computers with customer database and files. Franchise agreements included. This is a great opportunity for continued dealership business or other uses. Current owner has made numerous improvements to the property.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
643 Greenway Road,
Suite H2
Boone, NC 28607

ERIK LANIER
Commercial Broker
O: 828.963.3798
C: 828.963.3798
ErikLanier@gmail.com
NC #200543

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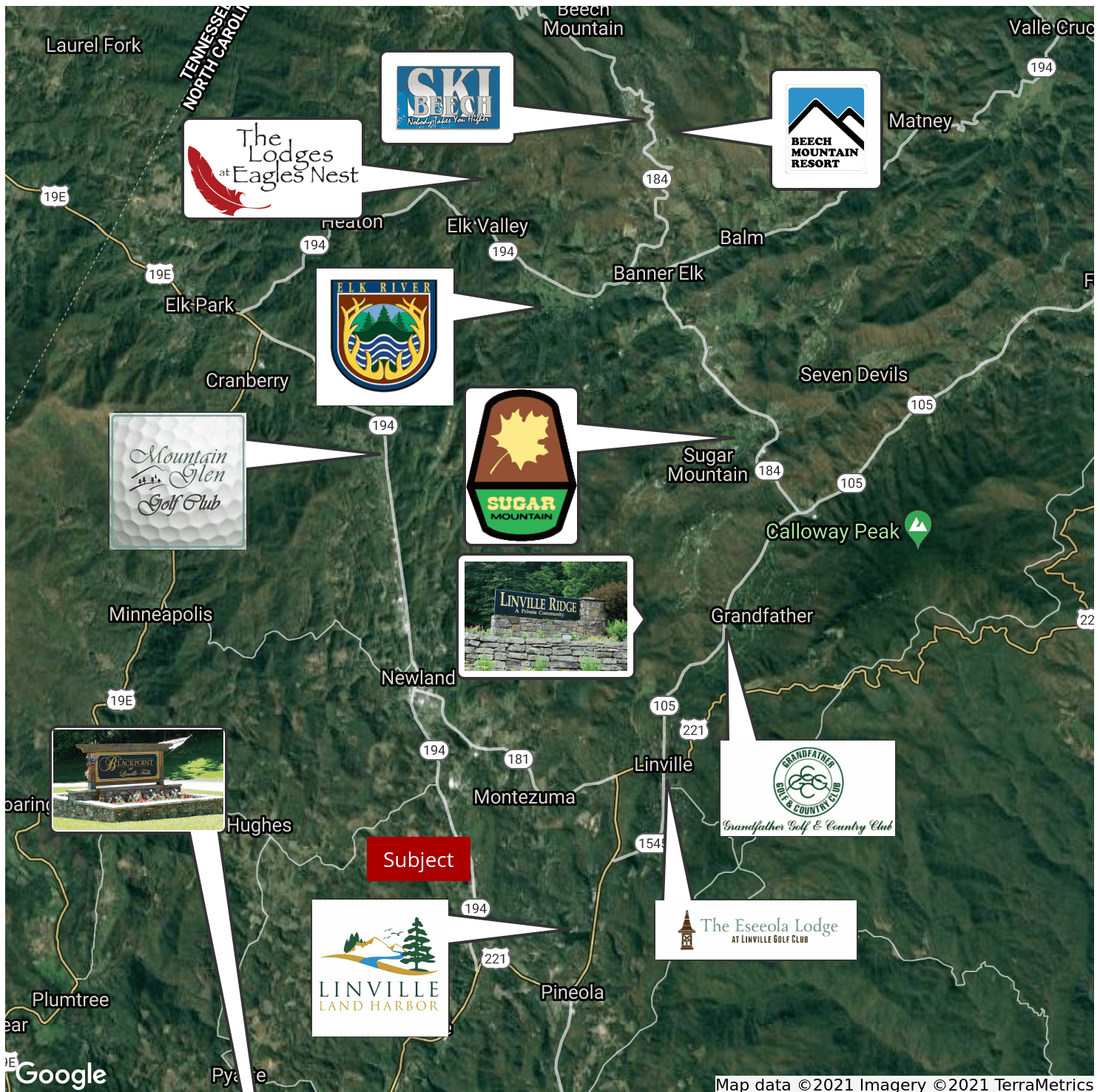
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RETAIL FOR SALE

HIGH COUNTRY DEVELOPMENTS

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Commercial
200 Pineola St. St Newland NC 28657

MLS #: **215467**
 County: **Avery**
 Area: **9-Linville**

Fire Dist: **Avery County**
 School: **Avery**

SqFt Total: **8,903**
Recent Change: 06/06/2019 : NEW : ->ACT

Active

List Price: **\$1,099,000**
 Orig LP: **\$1,099,000**
 DOM: **16**
 CDOM: **16**

Yr Built: **1938**
 # Acres: **0.62**

Prop SubType: **Building, Land & Business**
 Primary PIN: **18361443801700000**
 Secondary PIN:
 Road Frontage:
 Restrooms:
 Rent Amount:
 Zoning: **Business/Comm**

General/Property Information

Lot #: **215467**
 Taxes: **\$2,888/Tax Assessor**
 Tax Value:
 Cnf Spec Assmnt: **N**
 Prp Spec Assmnt: **N**

Deed Bk/Pg: **485/2279**
 Adt'l. Dd Bk/Pg:
 Plat Sect:
 Plat Bk/Pg:
 Rst/Cov Bk/Pg:

Features

Type: **Retail, Service**
 Heat: **Forced Air-Oil, Gas**
 Air Cond: **None**
 Amenities: **Cable Available, High Speed Internet-Cable**
 Construction Type: **Masonry**
 Exterior: **Masonry Block, Stone**
 Roof: **Asphalt Shingle**
 Water: **City**
 Sewer: **City**
 Parking: **25+ Spaces, Paved**

Miscellaneous

Financing: **Cash/New, Conventional**
 Pot Short Sale: **No**
 Disclosures

Marketing Area:
 Forecls/REO: **No**

Remarks

Directions: **Take 181 from Linville to Newland. Take right at traffic light onto Pineola St. Dealership is second block on left.**
 Public Remarks: **Highly Desirable Downtown location with excellent street frontage on Main Street in Newland. This property is being offered with this property is the High Country Dealership which includes franchises for U-Haul, Mahindra tractors, Intimidator side by side, Ariens, Gravelly, and Spartan mowers as well as Down 2 Earth trailers. This property in downtown Newland covers approximately one block of real estate. Service equipment including three 9 ton lifts, diagnostic and special tools, parts and accessories, computers with customer database and files. Franchise agreements included. This is a great opportunity for continued dealership business or other uses. Current owner has made numerous improvements to the property.**
 Agent Remarks: **Showing by appointment only with at least 24 hour notice. We have an appraisal from 2014 for \$1,068,000 - Property has been improved since then. The Masonic Lodge occupies the second floor and has a life estate on it. If they close, they will lose the space. If a buyer seeks to demolish the main building, it would have to be worked out with the Masonic Lodge.**

Listing/Office Information

Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**
 Firm License#: **C22738**

Listing Agent: **Glen Winebarger (297128)**
 Email: **winebargerts@skybest.com**

Phone: **(828) 963-0042**
 License#: **297128**

Co Listing Office: **Keller Williams High Country Realty (3728)**
643 Greenway Road Suite H2
Boone, NC 28607

Phone: **(828) 386-1086**
 Fax: **(828) 355-4183**

Co Listing Agent: **Erik Lanier (200543)**
 Email: **eriklanier@gmail.com**

Phone: **(828) 963-3798**
 License#: **200543**

List/Effective Dt: **06/03/2019**

Contract Dt:
 Due Dil End Dt:

List Type: **Exclusive Right to Sell**
 Show Instr: **24 Hour Notice, Call LO**
 Owner Name: **High Country Polaris, Inc.**
 Buy Agt Com: **4%**

DOM: **16**

Sub-Agt Com: **0%**

[If you have a concern about the information in this listing, click here to comment](#)

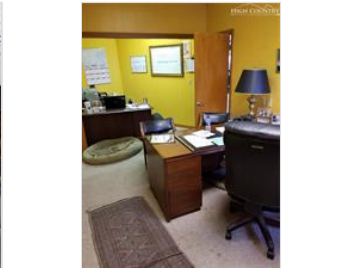
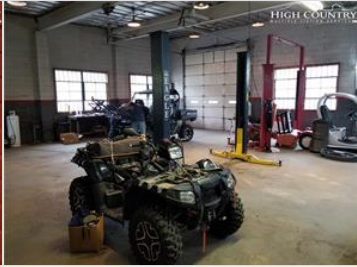
Photos



Healthy U-Haul Business

Reception Area

Variety of High End Products



Looking West

Main Office

Looking South



Looking South

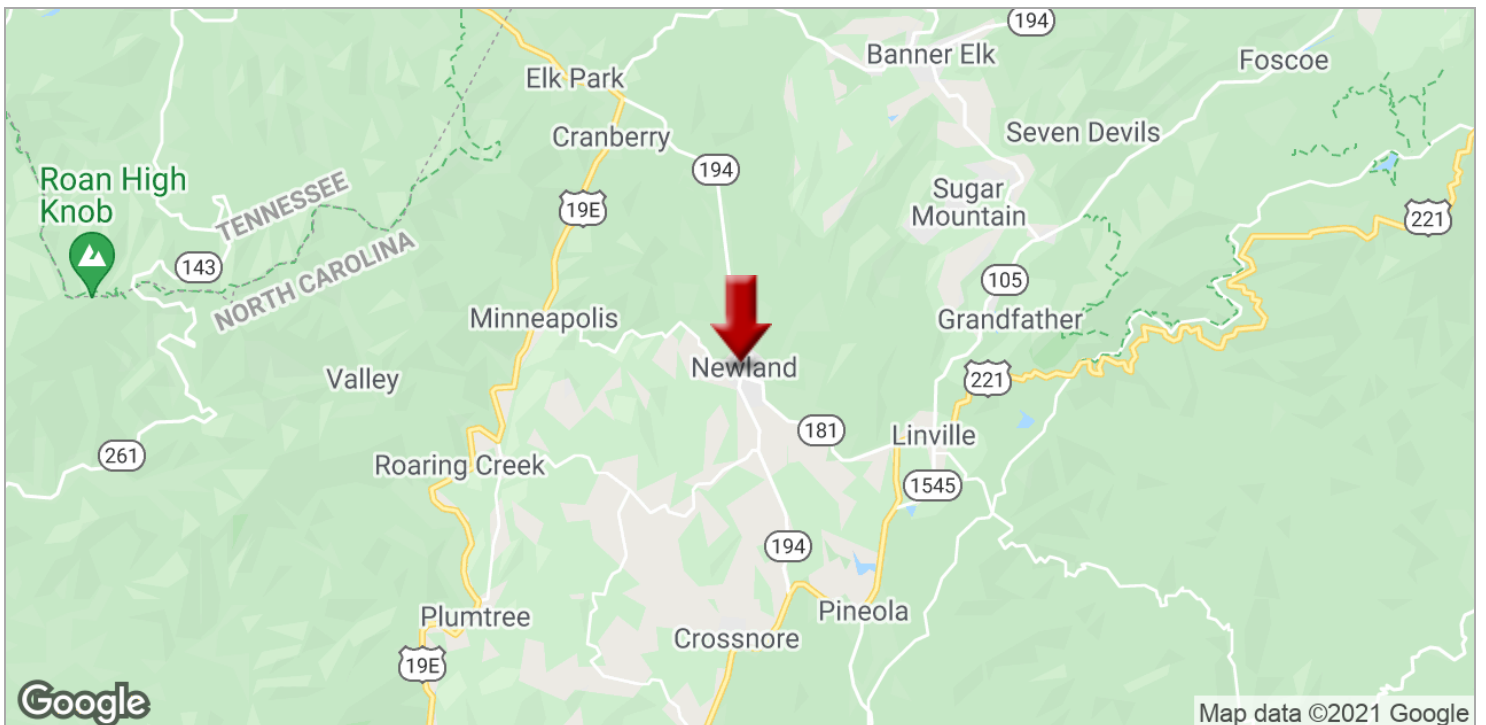
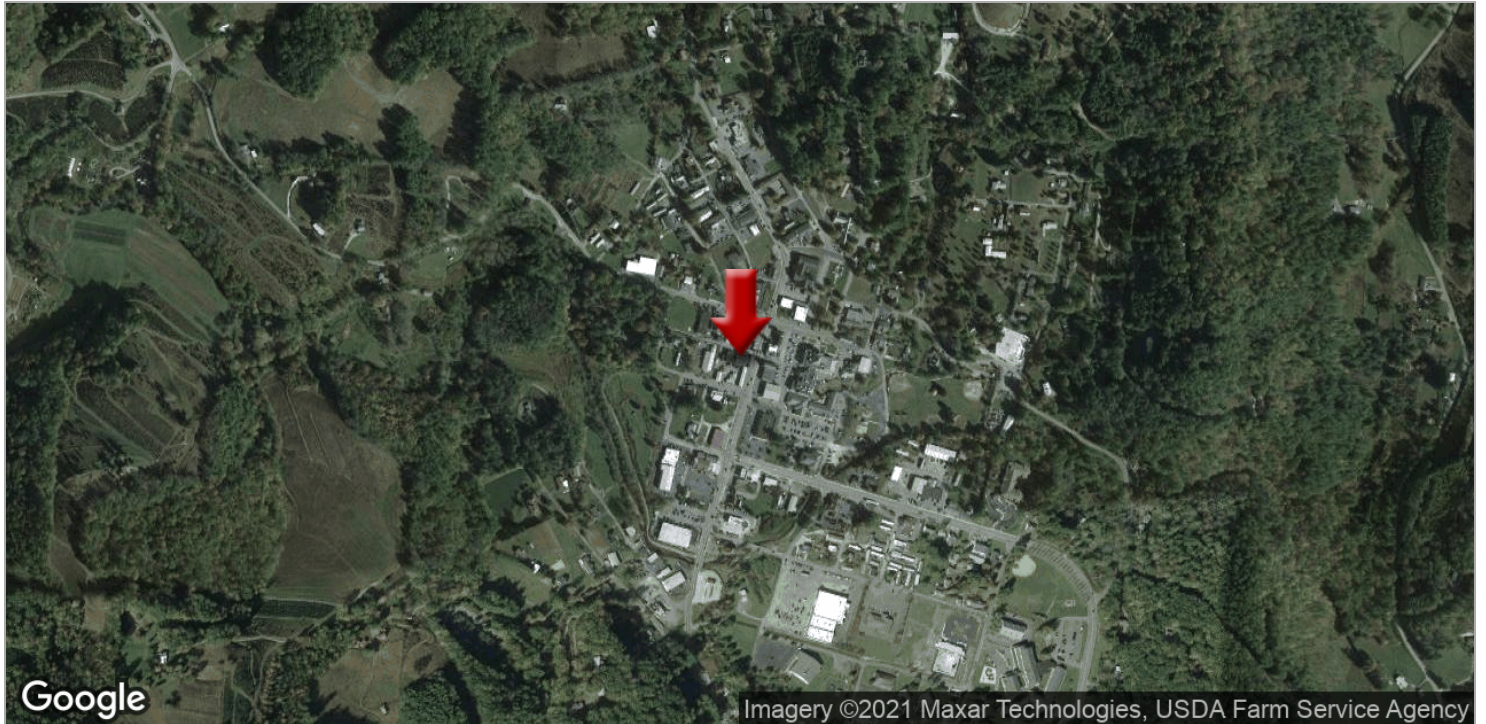
Garage Access

Looking North from Across the Street

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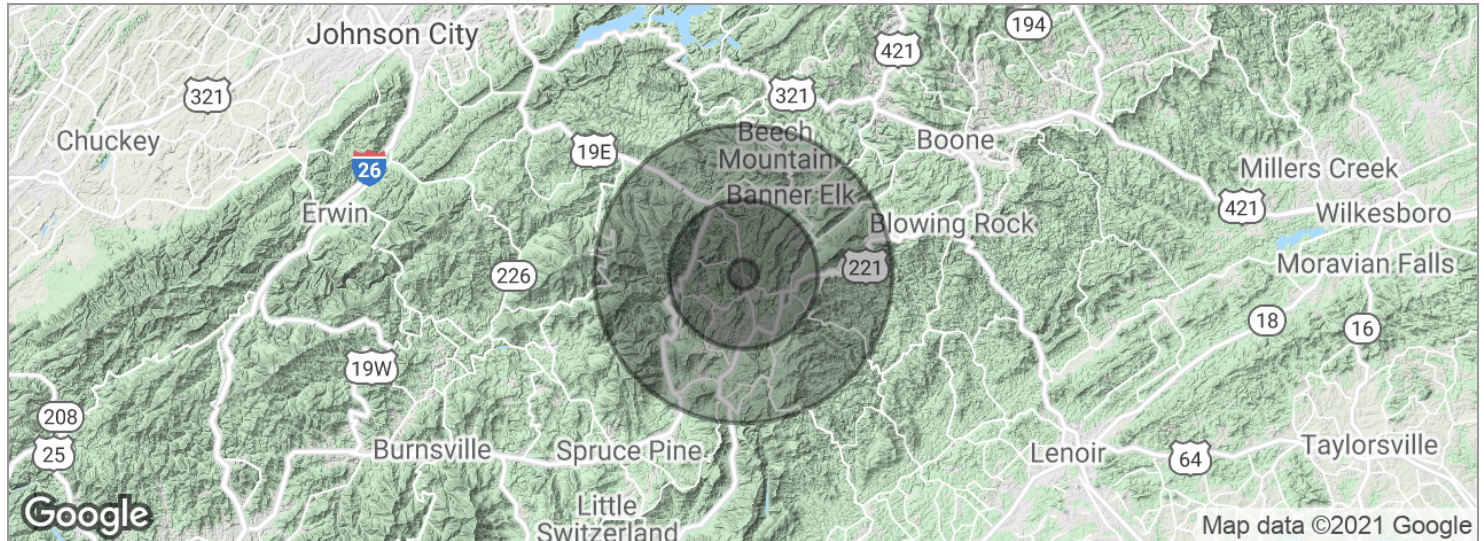
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	337	6,465	22,252
Median age	41.3	42.8	42.5
Median age (male)	41.3	41.2	40.8
Median age (Female)	41.2	44.0	43.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	134	2,625	9,064
# of persons per HH	2.5	2.5	2.5
Average HH income	\$83,194	\$71,168	\$57,712
Average house value	\$213,642	\$201,447	\$192,710

* Demographic data derived from 2010 US Census

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