

OFFICE FOR SALE

10360 HWY 105 - ANTONACCIO

10360 NC Highway 105, Banner Elk, NC 28604



SALE PRICE:	\$589,900
PRICE PER UNIT:	-
CAP RATE:	4.5%*
NOI:	\$32,000*
LOT SIZE:	0.93 Acres
BUILDING SIZE:	5,234 SF
BUILDING CLASS:	B
YEAR BUILT:	1997
ZONING:	None

PROPERTY OVERVIEW

High traffic count and good location for business in the Foscoe/Seven Devils area. Three residential apartments are upstairs with a large art gallery business currently downstairs. Cedar sided building with nice stonework at the entrance. Plenty of parking. There is a large septic system with a grease trap to accommodate a small restaurant.

PROPERTY FEATURES

- Underutilized retail and residential space.
- Rents in the area are typically \$10 to \$12 per square foot retail and \$700 to \$1000+ per apartment.
- Building has three apartments and 2532 square feet retail.

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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**Commercial****10360 NC Highway 105 Banner Elk NC 28604****Active**

MLS#: **202979**
 County: **Watauga**
 Area: **5-Watauga, Shawneehaw**

List Price: **\$589,000**
 Orig LP: **\$649,000**
 DOM: **1,167**
 CDOM: **1,736**

Fire Dist: **Foscoe**
 Elem School: **Valle Crucis**

SqFt Total: **5,234**

Yr Built: **1997**
 # Acres: **0.93**

Prop SubType: **Building & Land**
 Primary PIN: **1878-54-6561-000**
 Secondary PIN:
 Road Frontage: **166**
 Restrooms:
 Rent Amount: **\$2800/Monthly**
 Zoning: **Business/Comm, None**

General/Property Information

Lot #: **400/199**
 Taxes:
 Tax Value: **\$572,900**
 Cnf Spec Assmnt: **N**
 Prp Spec Assmnt: **N**

Deed Bk/Pg: **400/199**
 Adt'l. Dd Bk/Pg:
 Plat Sect:
 Plat Bk/Pg:
 Rst/Cov Bk/Pg:

Features

Type: **Office Space, Restaurant/Food, Retail**
 Heat: **Baseboard Electric, Hot Water-Electric, Monitor-Propane**
 Air Cond: **2 Units**
 Amenities: **Apartment/Guest, Cable Available, Long Term Rental Permitted, Rental History Available, Short Term Rental Permitted, Southern Exposure**
 Construction Type: **Wood Frame**
 Exterior: **Cedar**
 Roof: **Asphalt Shingle**
 Water: **Private Well**
 Sewer: **Septic Permit-5+ Bedroom, Other-See Remarks**
 Parking: **11-25 Spaces**

Miscellaneous

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

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

Remarks

Directions: **Hwy 105 S from Foscoe - 1/4 mile North of entrance to Seven Devils - Carlton Gallery is the current tenant.**
 Public Remarks: **High traffic count and good location for business in the Foscoe/Seven Devils area. Three residential apartments are upstairs with a large art gallery business currently downstairs. Current tenant would like to stay on, but lease is expiring in the near future. Cedar sided building with nice stonework at the entrance. Plenty of parking. There are two septic systems - one with a grease trap to accommodate a small restaurant.**
 Agent Remarks: **Current tenant is Carlton Galleries. They currently take up 2 of the apartments upstairs which could be converted back to apartments. Appointments are necessary for showing. Financials will be given to serious inquiries. Keller Williams does not hold earnest money.**

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

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

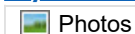
List/Effective Dt: **08/09/2017**

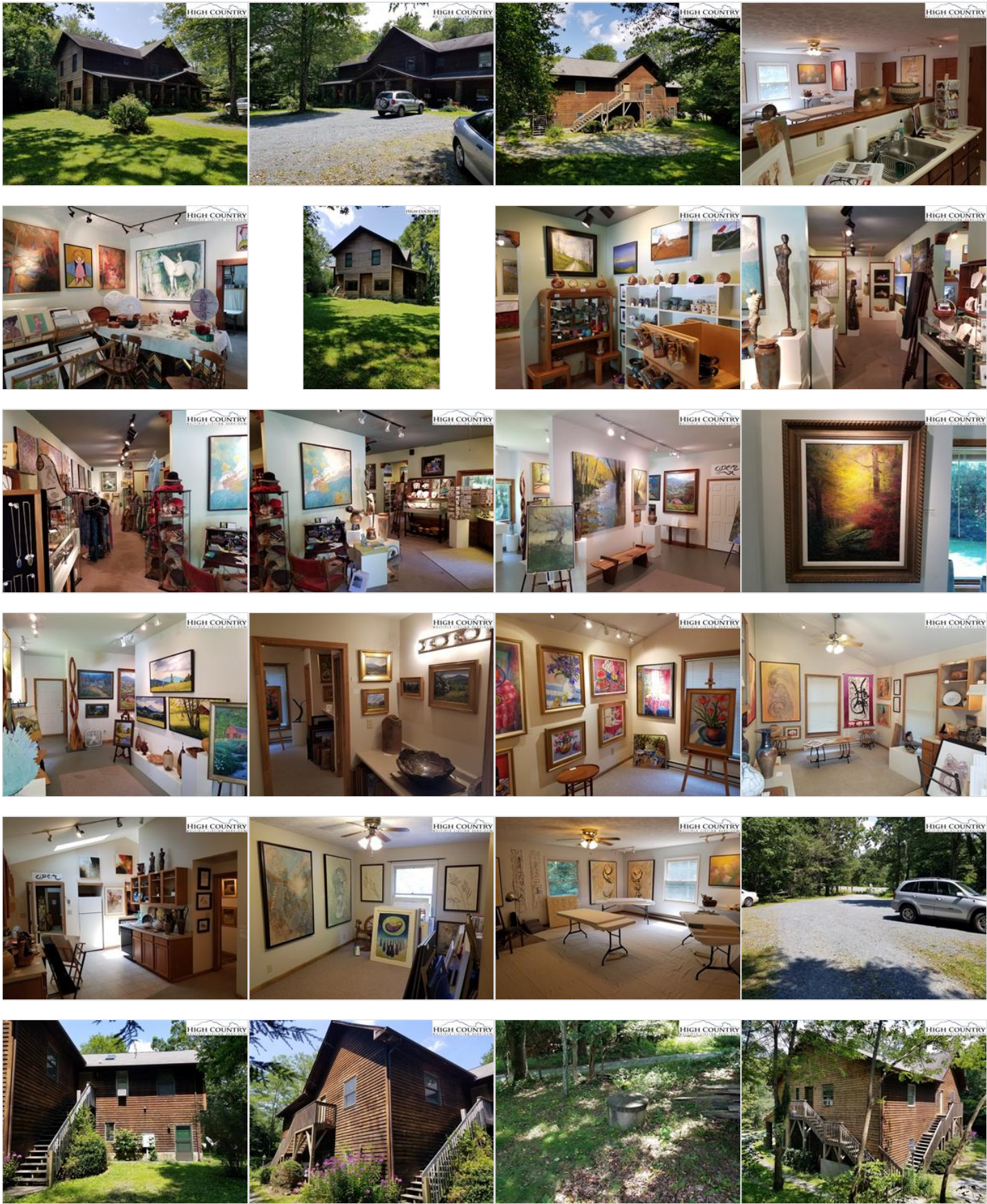
Contract Dt:
 Due Dil End Dt:

List Type: **Exclusive Right to Sell**
 Show Instr: **Call LO, No Lockbox**
 Owner Name: **Antonaccio**
 Buy Agt Com: **5%**

DOM: **1,167**
 Sub-Agt Com: **0%**

If you have a concern about the information in this listing, click here to comment





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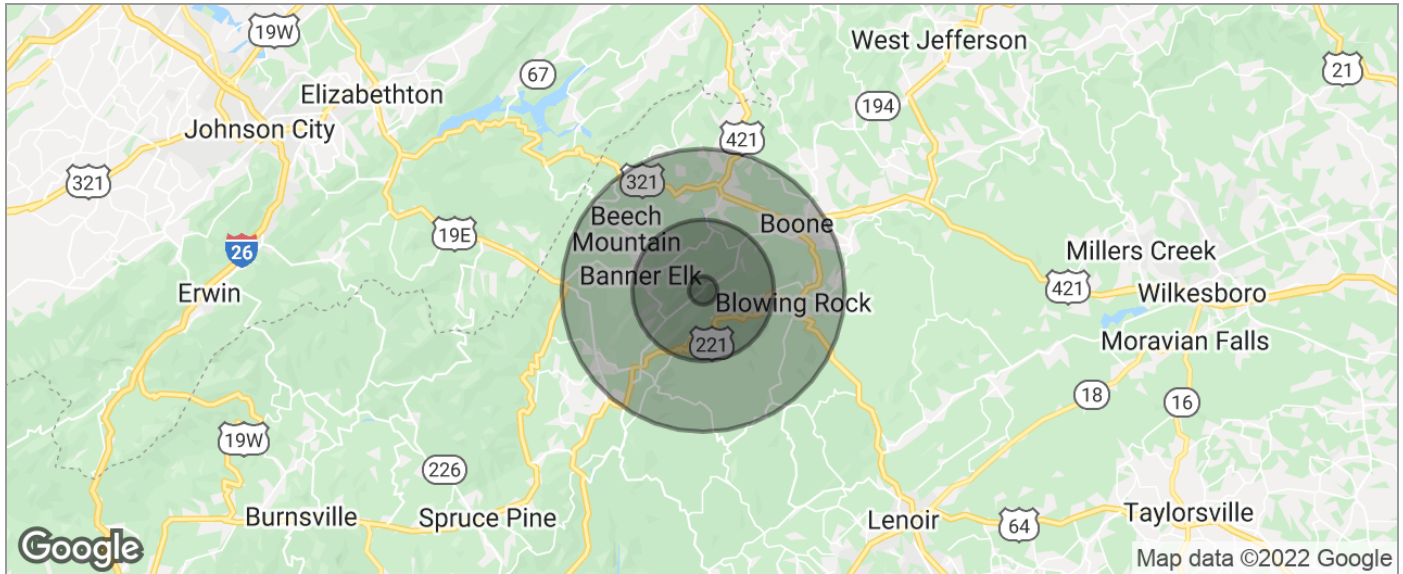
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	289	6,343	43,801
MEDIAN AGE	40.5	42.0	32.8
MEDIAN AGE (MALE)	38.8	39.6	31.4
MEDIAN AGE (FEMALE)	42.4	44.1	33.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	125	2,759	17,640
# OF PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	\$54,402	\$59,248	\$51,026
AVERAGE HOUSE VALUE		\$303,578	\$263,643
RACE	1 MILE	5 MILES	10 MILES
% WHITE	97.9%	96.2%	93.7%
% BLACK	0.0%	0.3%	1.3%
% ASIAN	1.0%	1.4%	1.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	0.0%	0.4%	0.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	0.3%	1.4%	2.8%

* Demographic data derived from 2010 US Census

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