

V H432003X **123 Gridley Road Hendersonville 28739** **List: \$499,000**   
**Add. Status:** **Firm: 486** **Agt: 04**

**Area / County:** S - Henderson **City / Comm:** Hendersonville  
**Subdivision:** None **Inside City:** Yes  
**Apx Tot Acres:** 6.2 **Manuf Allowed:** No  
**Apx Cleared Acr:** 4.2 **Taxes:** 999  
**Apx Wooded Acr:** 2 **Tax Year:** 2008  
**Price/Acre:** **Deed Bk/Pg:** 1248 / 488  
**Unit/Lot:** **Deed Restr:** Yes  
**Lot Dim:** **Zoning:** R-15  
**PIN:** 9567993474



**Elementary:** **Middle School:** **High School:**  
**Septic # BR:** **Assoc Fee:** **Assoc Fee Per:**  
**State Rd:** Yes **Road Frontage:** **Rd Maint Agrmt:**  
**Owner:** Blythe Investments **Maint Agrmt\$ :**

**Lot Description:** Creek/Stream , Level  
**Improvements:**  
**Access:** City Street  
**Utilities:** Cable , Electric , Natural Gas , Phone , Water

**Suitable Use:** Multi-Family , Private Estate , Residential **Street:**  
**Water:** City **Sewer:** Not Connected , Septic  
**Financing:** Cash **Possession:** Immediate  
**Docs On File:**  
**Showing Instr:**  
**Seller Rep:**

**Directions:** -25 south past Ace Hardware. Turn right on Rutledge towards Mud Creek Church. Right on Gridley road right before church. Immediate left is property.

**Remarks:** - Maybe the only mini estate site this close to downtown. 6.2 acre. Previously drawn 13 residential lots by planner with septic. Property was tentively combined with available one acre that connects to Erkwood to form a townhome community if sewer lines are installed for 26 units. City water, R-15 and R-20 Call listing agent for details. Great property!

	<p><b>Prepared For You By:</b>                  Gary Jones, CCIM                  1111B Asheville Highway                  Hendersonville, NC, 28791                  Email: garyjones@ccim.net</p>	<p><b>Phone:</b> (828) 697-7733  <b>Office Ph:</b> (828) 697-7733  <b>Cell Ph:</b> (828) 243-8490  <b>Web</b>  <b>Site:</b> www.jonescommercialproperties.com</p>	
	<p><b>Listing Provided By:</b> Jones Commercial Properties</p>		