

Customer Display w/ Gallery

C H554515A  
Add. Status: None

512 Kanuga Hendersonville 28739

List: \$695,000



Firm: 486

Agt: 04

**Improved Type:** Improved Commercial for Sale  
**Location:**  
**Area / County:** CENTRAL - Henderson  
**City/Comm:** Hendersonville  
**Subdivision:**  
**Inside City:** Yes  
**Apx.Tot. Htd SF:**  
**Parking Spcs:**  
**Apx Yr Built:**  
**Apx Acres:** .45  
**Deed Book:** 1048  
**Deed Page:** 0125  
**Taxes:**  
**Tax Year:**  
**Lot Dim:**  
**Zoning:** C-2  
**PIN:** 9568751394



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**Office Htd SF:** 3200  
**Whse SF:**  
**Leased Lot:**  
**Leased \$ :**  
**Ceiling Height:**  
**Door Height:**  
**# Bays:**  
**# Bldgs:**  
**Drive In Doors:**  
**Load Dk Doors:** 2  
**Insurance:**  
**Road Frontage:** 154 State Rd.  
**Rd Maint Agrmt:**  
**Maint Agrmt \$:**  
**Handicap Acc:**  
**Restrooms:** 2  
**Apx Roof Age:**  
**Yes**

**Financial Information**  
**Monthly Lease:** \$  
**Gross Income:** \$  
**Lease Begins:**  
**Net Ann Income:** \$  
**\$/SF Sale:**  
**\$/SF Lease:**  
**Lease Expires:**

**Features:** Display Window , Living Space Avail. , Loading Dock , Reception Area  
**Docs On File:** Appraisal

**Bus Type:** Business Service , Industrial , Office  
**Ext Finish:** Metal Siding  
**Location:** General Business Dist.  
**Bldg Size:** Industrial 5K+ SF  
**Flooring:** Carpet , Concrete Slab/Grade , Vinyl Tile  
**Roof:** Corrugated Steel  
**Heating:** Forced Air Gas , Heat Pump  
**Cooling:** Central A/C , Heat Pump  
**Water:** City  
**Sewer:** City  
**Utilities:**  
**Access:** City Street  
**Financing:** Cash  
**Possession:** At Close  
**Show Inst:** Call List Agent  
**Seller Rep:** Not Primary Residence

**Remarks:** - large light industrial. Many uses for light manufacturing with retail showroom and warehouse space. Two loading dock spaces. Office space, beautiful showroom right on Kanuga Road. Full kitchen with bonus rooms, offices and baths. Could be subdivided or used as one facility. Owner will lease back one of the warehouse units if desired.

**Directions:** -Hwy 25 south to right on Kanuga Road. Building on left immediately over railroad tracks. Blue metal with showcase windows



**Prepared For You By:**

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