

## Go Green and Go Solar!!



\$ 925,000



46 Orchard Street, Asheville, NC 28801

- » MLS #: 4042266
- » Commercial | 2,578 ft<sup>2</sup> | Lot: 10,019 ft<sup>2</sup>
- » Multiple ways to configure building
- » Several upgrades: All new windows, HVAC and encapsulated basement
- » Two kitchen areas and three bathrooms
- » More Info: 46OrchardStreet.com



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Go green and go solar in this spacious, light-filled 1920 Craftsman previously converted into office space and ready for new ownership. Solar Tracking System behind the building makes a big dent in powering the property, along with 4 EV charging stations in the parking lot to charge employees cars. Multiple ways to configure the building: use for one large business or divide into two or more. Several upgrades including all new windows, HVAC (all electric, no gas), fully encapsulated basement providing great storage space, and high-grade insulation in the attic for better climate control. Building has two kitchen areas and three bathrooms. Front porch and upstairs balcony make great lunch spaces or viewing spots for downtown fireworks. Located in an area of professional offices near coffee shops, lunch spots, hotels, and super close to downtown and the popular Charlotte Street corridor. Excellent visibility and easy access from I-240. Ample off-street parking behind the building.

