

Customer w/Gallery

**Commercial Improved**  
**69415 Active****L\$1,500,000** 

<b>Addtl Status:</b>			
<b>Area:</b>	Highlands In-Town		
<b>Complex Name:</b>			
<b>Apx Tot Acres:</b>	.160		
<b>Lake/Stream:</b>			
<b>Township:</b>	Highlands	<b>County:</b>	Macon
<b>Section:</b>		<b>Lot #:</b>	
<b>Unit Level:</b>	1	<b>Road Frnt Feet:</b>	64
<b>State Rd:</b>	Yes	<b>Unit #</b>	
<b>Apx Year Built:</b>	1958	<b>City Limits:</b>	Yes
<b>Tot Heated SF:</b>	6,100	<b>Road Maint:</b>	No
<b>Road Maint Fee:</b>		<b>Zoning:</b>	Yes
<b>Zoning Type:</b>	B1	<b>Hndcap Access:</b>	Yes
<b>Flood Plain:</b>	No	<b>Srch Acres:</b>	0 - .5

<b>Deed Rest:</b> Yes	<b>POA:</b> No	<b>Tot Ann Fee:</b>	<b>Fee Year:</b>
<b>Deed Bk/Pg:</b> O-28 / 2193	<b>PIN:</b> 0504369	<b>Portion/All of PIN:</b> All	<b>Taxes:</b> \$5,455.00
<b>Tax Year:</b> 2009			

**PROPERTY DETAILS**

<b>Office Htd. SF:</b>		<b>Whse SF:</b>		<b>Whse Htd. SF:</b>	
<b>Total SF:</b>	6,200	<b>Multi Family:</b>	No	<b>Allotted Pkng Spc:</b>	
<b>Apx Roof Age:</b>		<b>Leased:</b>	Yes	<b>Lease \$/Month:</b>	\$7,300
<b>Lease Term:</b>	1 Year	<b>Gross Inc:</b>	\$	<b>Net Annual Inc:</b>	\$
<b>Lease Exp:</b>		<b>\$/SF Sale:</b>		<b>\$/SF Lease:</b>	
<b>Sewer Tap Avail:</b>	No	<b>Sewer Tap Fee:</b>	\$	<b>Bays/Units:</b>	
<b>Buildings:</b>		<b>Restrooms:</b>		<b># Drive-In Doors:</b>	
<b>Loading Dock Doors:</b>		<b>Build to Suit:</b>	No	<b>Cleared Acres:</b>	
<b>Wooded Acres:</b>					

**FEATURES**

<b>Features:</b>	Other-See Remarks
<b>Topo/Nat Features:</b>	Other-See Remarks
<b>Suitable Use:</b>	Other-See Remarks
<b>Bldg on Property:</b>	None
<b>Docs on File:</b>	Cash Flow Analysis , Deed , Plat/Tax Map

<b>Business Only:</b>	Retail	<b>Water:</b>	Public
<b>Sewer:</b>	Sewer-Public	<b>Utilities:</b>	Electricity , Gas , Telephone
<b>Access:</b>	2-Lane Road	<b>Location Desc:</b>	Freestanding
<b>Heating:</b>	Electric , Gas	<b>Cooling:</b>	Other-See Remarks
<b>Exterior:</b>	Brick	<b>Roof:</b>	Flat
<b>Floor Coverings:</b>	Tile , Wood	<b>Financing:</b>	Cash
<b>Possession:</b>	At Close		

**Remarks:** Located just off Main Street this multi-store building has two retail tenants but can be configured for three. The building has 64 feet frontage, over 6,000 square feet of spa and is currently occupied by an antique store(since 1984) and arts gallery. Just across the street from the Old Edwards Inn & Spa, a five star resort, there is also tremendous potential for a after hours café'.

**PREPARED BY**

**MATTHEW EBERZ; BIC**  
**Agent Cert. :**  
**JOHN SCHIFFLI REAL ESTATE**  
 361 Main Street  
 PO Box 725  
 Highlands, NC 287410725

**Email :** mgeberz@verizon.net  
**Direct Ph# :** (828) 526-5750  
**Other Ph# :** (404) 542-2773  
**Fax Ph# :** (828) 526-0558

<http://www.johnschifflli.com>

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Photo Gallery List# C69415A



HCBOR 2009



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Tenant 2 interior



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HCBOR 2009

Main Street at night



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Main Street Highlands

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**Main Street**

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**Old Edwards Inn Spa**

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**Tenant 1**

HCBOR 2009



**tenant 1**

HCBOR 2009

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