FOR SALE

BEECH MOUNTAIN

704 BEECH MOUNTAIN PARKWAY, BEECH MOUNTAIN, NC 28604

Outstanding investment opportunity for a charming commercial, retail, B&B building over spacious mountain overlooks

- 29,500 SF building on 1.53 acres
- 4 Floors - Dining, Retail & Entertainment shops
- Expansive Mountain views
- Located in a tourist driven city
- Abundant parking
- Ski Resorts & Golf Course within walking distance

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VIEW ONLINE
Property Overview & Costs

<table>
<thead>
<tr>
<th>Address</th>
<th>704 Beech Mountain Parkway, Beech Mountain, NC 28604</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asking Price</td>
<td>$1,350,000</td>
</tr>
<tr>
<td>Sale Price PSF</td>
<td>$50.00</td>
</tr>
<tr>
<td>Building Size</td>
<td>29,500 SF</td>
</tr>
<tr>
<td>Lot Size</td>
<td>1.53 Acres</td>
</tr>
<tr>
<td>Parking</td>
<td>4.75/1,000 SF</td>
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<tr>
<td>Zoning</td>
<td>BM-CS</td>
</tr>
<tr>
<td>Layout</td>
<td>Four story building - 1st Floor; Restaurant Entry, Men &amp; Women’s bathrooms, Entry Bar, Ground Dining &amp; Kitchen. 2nd Floor; Dining, Deck Overlook, Main Bar, Arcade. 3rd Floor; Dining &amp; Kitchen, Store Space, Office Spaces &amp; Rental Spaces, 4th Floor; Apartment spaces &amp; Apartment Deck Overlook</td>
</tr>
</tbody>
</table>

Additional Information

WATAUGA COUNTY
Watauga County has become one of North Carolina’s most sought-after communities all in thanks to a rare blend of amenities and opportunities. Boasting some of the most amazing hiking, climbing, rafting, cycling and skiing on the Eastern Coast of the United States is just the beginning. Watauga County offers a tremendous sense of adventure for those willing to get out and find it.

BEECH MOUNTAIN
At an elevation of 5,506 feet, Beech Mountain is the highest incorporated town east of the Rockies. The Town has a full-time population of 350, but the population swells to as high as 10,000 during the winter and 5,000 in the summer. People flock to Beech Mountain in the winter to ski at Beech Mountain Resort and in the summer to take advantage of the mild climate and recreational opportunities at Beech Mountain Club, biking at Beech Mountain Resort, and numerous town hiking and biking trails and recreational programs.
Beech Mountain and the Neighborhood

**THE AREA**

Beech Mountain is the highest elevation town in the North Carolina Blue Ridge Mountains. The property is located just off Beech Mountain Parkway in Beech Mountain, North Carolina on a gorgeous overlook, this building has some of the best views on the mountain. Within walking distance to the ski resort, restaurants, hiking, & other amenities.

**DISTANCE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Beech Mountain Ski Resort</td>
<td>3 min. drive</td>
</tr>
<tr>
<td>Elk River Airport</td>
<td>11 min. drive</td>
</tr>
<tr>
<td>Elk River Golf Club</td>
<td>14 min. drive</td>
</tr>
<tr>
<td>Tennessee Border</td>
<td>22 min. drive</td>
</tr>
</tbody>
</table>

**SITE**

- 4-Story Building
- 1985 Year Built
- Amenities Nearby
- 4.75/1,000 Parking Spaces
- Elk River Airport