

## Single or Multi Family Property in Fabulous West AVL



\$ 699,000



36 Garden Circle, Asheville, NC 28806

- » Beds: 7 | Baths: 5 Full
- » MLS #: 3622066
- » Multi-Family | 4,871 ft<sup>2</sup> | Lot: 16,117 ft<sup>2</sup>
- » Short Walk to Everyone's Favorite Restaurants, Breweries & Shopping
- » Live in the Big House and Rent the Rest
- » More Info: [36GardenCircle.com](http://36GardenCircle.com)



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**Rare opportunity in hip & happening West AVL three blocks from Beacham's Curve with its popular restaurants, bakeries, breweries & coffee shops. Well-loved and maintained 1927 home with 3 spacious rental units, listing also includes 36 1/2 Garden Circle, an 1152 SF cottage, 2/2 rental. Option to convert main house into SFR leaving basement & cottage as rentals. In addition, the adjacent lot (MLS #3622088) is available creating an opportunity to own almost 3/4 acre with a private, community feeling. Well-established lawn, trees, vegetable garden, distant mountain view, zoned RM8. Great off-street parking. Many updates including new concrete drive, storm doors, awnings, decking, 2013 roof, HVAC recently serviced, and sewer line scoped. 4871 SF total rental space but 936 SF basement apt has ceiling height less than 7ft. Huge potential. See attached Virtual Tour. Do not disturb tenants.**

**Adjacent .26 acre lot available at #34. Listed at \$175,000 (No value to structure on site). MLS#3622088**

