

FOR SALE



9440 NC-226A HIGHWAY LITTLE SWITZERLAND, NC 28752

SWITZERLAND CAFE & GENERAL STORE



Unique Opportunity to Own and Operate a true gem on the Blue Ridge Parkway! The Switzerland Cafe and General Store have been operating for over 30 Years in the quaint little town of Little Switzerland. Located at mile marker 334 off the Blue Ridge Parkway, this historic property consists of approximately 0.89 Acres with over 5,000 SF of dining and retail space. The approximately 1,450 SF General Store has been operating in some form since the mid-1940s and it maintains its rustic and historic charm. The adjoining 2-Story Restaurant was completely rebuilt from its former glory in the 1990s and it's complete with modern fixtures and newer restaurant equipment. There's even an impressive, freestanding smokehouse for BBQ! The current owners have lovingly operated and maintained this thriving business for the last 17 years and their hard work shows in the hundreds of positive reviews online. The financial performance of these businesses is quite impressive even when operating seasonally. An increase in business hours or seasonality could provide a tremendous opportunity for the right operator!

JESSICA AUGE Broker

0 828.222.3685 | M 706.255.9363

jess@carla-co.com

53 Asheland Avenue, Suite 105 | Asheville, NC 28801

www.carla-co.com

SALE PRICE

\$775,000

BUILDING SIZE

5,037 SF

LOT SIZE

0.89+/- ACRES

PROPERTY FEATURES

- Incredible Reviews (4.5 Stars on Google & Tripadvisor)
- One of the Largest Smokehouses - Featured on The NC BBQ Trail
- Recently recognized in "Top 11 Great WNC Barbecue Destinations" article by Asheville Citizen Times
- Real Estate, Business, Fixtures, Equipment & Recipes Convey

BRITNI MCCOLLUM Ambassador of Buzz

0 828.222.3685 | M 904.708.0475

britni@carla-co.com

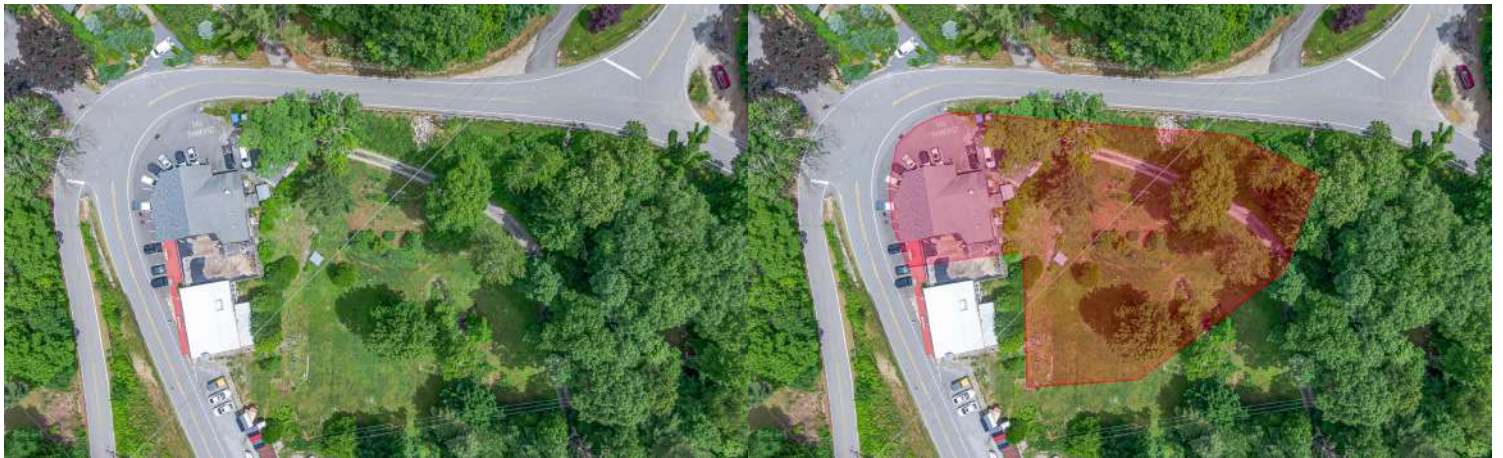
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

9440 NC-226A HWY LITTLE SWITZERLAND, NC 28752

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SWITZERLAND CAFE & GENERAL STORE

“THE BEST RESTAURANT ON THE BLUE RIDGE PARKWAY!”*

*But don't take our word for it!



For over 30 years, The Switzerland Cafe has been specializing in fresh, homemade sandwiches, soups, and quiches. We have one of the largest wood fired smokehouses in the state, and our Applewood Smoked Trout and Hickory Smoked Pork BBQ have earned us a accolades on the North Carolina Barbeque Trail. Our General Store offers picnic items, wine, beer and cheese as well as T-Shirts and Souvenirs.

The Switzerland Cafe is located at Milepost 334 on the Blue Ridge Parkway, at 9440 Hwy 226A right in the heart of Little Switzerland, NC, across from the town post office. We hope you will join us!

Lora & Ann

Switzerland Cafe and General Store

9440 NC-226A, Little Switzerland, NC

4.5 ★★★★★ 870 reviews ?

Ratings and reviews

4.5 ●●●●● 485 reviews

#2 of 4 Restaurants in Little Switzerland

RATINGS

Food	●●●●●
Service	●●●●●
Value	●●●●●
Atmosphere	●●●●●



Brad Kosar
Local Guide · 418 reviews · 1,133 photos
★★★★★ a week ago NEW

Outstanding lunch! Great place to stop along the Parkway. Staff are engaging and friendly, great with kids. Entrees were great, try the river trout. Desserts were over the top delicious.

Over all must visit location!



★★★★★ 6/21/2021
1 photo

We recently moved to the area and have been there twice in the last week! Service is spot on and the food is absolutely delicious in this clean quaint mountain cafe. It's obviously a tourist area and the hours are somewhat limited currently to 11-4pm but that won't hinder us from making this a regular eating locale for us! Small but varied menu. My husband loves the BBQ sliders and I really liked the Persian Chicken Salad and the Cream of Mushroom soup was delectable! Nice little gift shop with varied beers and other small necessities next door. Looking for a great meal.... Be sure to stop by!



D Stewart
Local Guide · 90 reviews · 218 photos
★★★★★ a month ago

We loved this restaurant! We had heard about their trout BLT from a park employee at Mount Mitchell State Park and it didn't disappoint. We also got the BBQ plate and the whole trout appetizer. Everything was fresh and delicious and the service was warm and friendly despite it being really busy for Mother's Day.



Ashley Ransom
3 reviews
★★★★★ a month ago

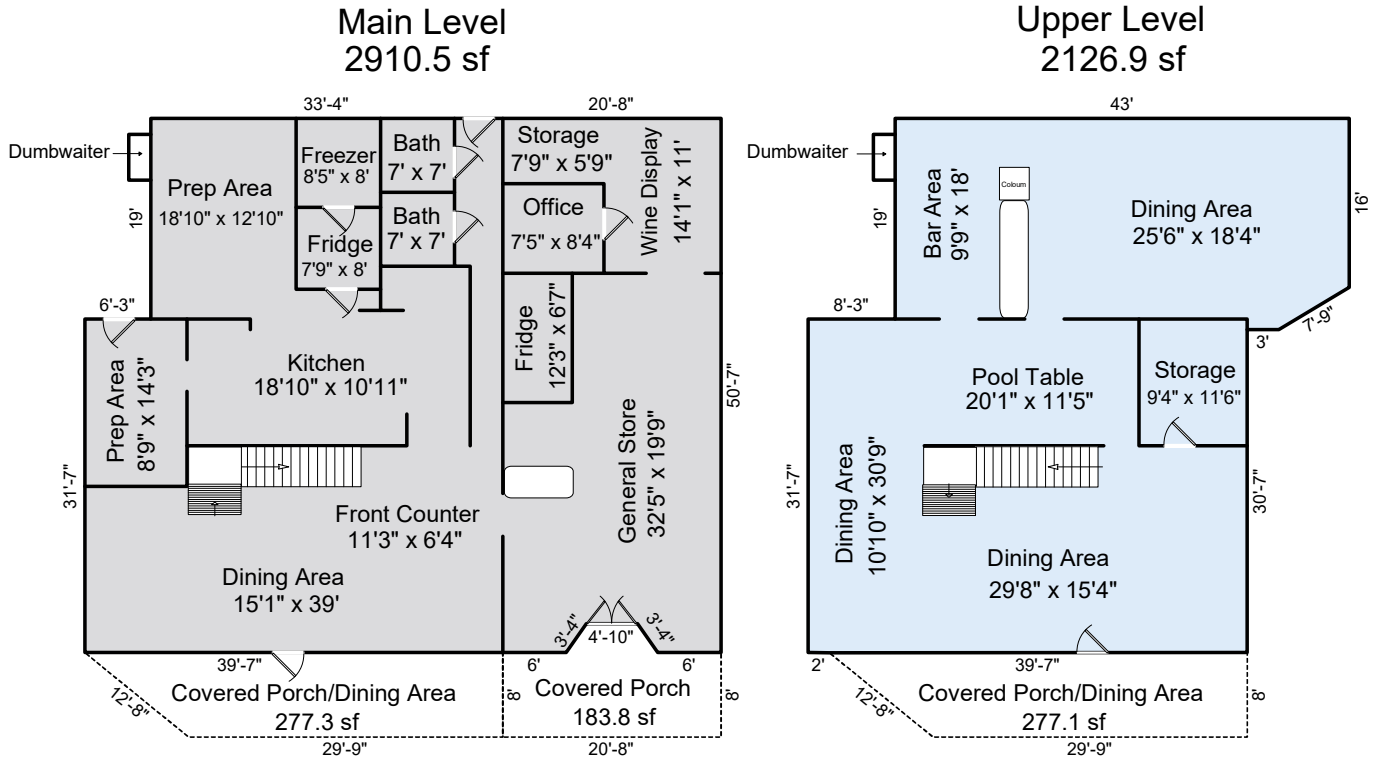
This was our first visit, and we will definitely be back. We enjoyed the friendly and prompt service and incredible food for a reasonable price. We had a variety of things on the menu, from sandwiches to salads to the BBQ platter, and it was all fresh and full of flavor. The pimento cheese is amazing, and the cakes and pies were perfection.

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

: 2021-SH-CGM-9940NC-226A :
 Property Address: 9940 NC-226A
 City: Little Switzerland County: State: NC ZipCode: 28752
 Owner:
 Client: Britni McCollum Client Address:
 Appraiser Name: amasureup.com - (980)-616-3946 Inspection Date: 06/02/2021

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Main Level	1.0	2910.5	224.5	2910.5
GLA2	Upper Level	1.0	2126.9	200.8	2126.9
P/P	Covered Porch/Dining Area	1.0	277.3	90.0	
	Covered Porch	1.0	183.8	60.2	
	Covered Porch/Dining Area	1.0	277.1	90.0	738.3

Net LIVABLE cnt 2 (rounded) 5,037



Miscellaneous Property Information | 9440 NC-226A Little Switzerland

CURRENT USE

Switzerland Cafe & General Store (Restaurant & Retail Store)

ZONING

No zoning (McDowell County)

BUILDING INFORMATION

The original building (general store) was built in 1928 of native stone, clay tile accoutrements, and rustic wood. The cafe building was built in 1995 and made of native hemlock which complimented and blended with the original building to resemble a "village".

The current owners have had it for 17 years and they have replaced everything in the buildings since they have owned it. Cafe was operating when they purchased it and the business is about 30 years old.

WATER

Little Switzerland Community Water

SEPTIC SYSTEM

Property is on septic. See septic permit attached.

There are 4 tanks. One receives the bathroom wastewater from both bathrooms which then filters into another wastewater tank. Another set of two receives the kitchen wastewater from the cafe building & serves as the "grease trap". Kitchen water goes into the 1st grease tank & then filters into another.

These tanks use 2 different companies to take the waste away. One company specializes in Grease, the other is just a local septic tank service. They are each pumped 3X a year and are not used for about 3 months in the winter (cafe and store are not in operation). The cafe maintains all of the septic pumping. The cafe maintains the entire system.



The McDowell Health Department inspects twice a year. The use of the septic system cannot be enlarged, (i.e. new construction of a building or renovation of the 2nd floor to make an apartment). These changes would not be approved by the building inspector or Health Inspector for McDowell county unless more land is purchased nearby to support that additional wastewater.

Currently, the cafe is limited to 100 seats with 2 bathrooms & an approved commercial kitchen. The neighboring bookstore (not part of this Property) is limited to their own single private bathroom.

ELECTRIC

Duke Energy Progress (2 Accounts - 1 for building and 1 for sign light.)

PROPANE GAS

Serviced with Youngs Fuel and Amerigas.

EASEMENTS & DEED RESTRICTIONS

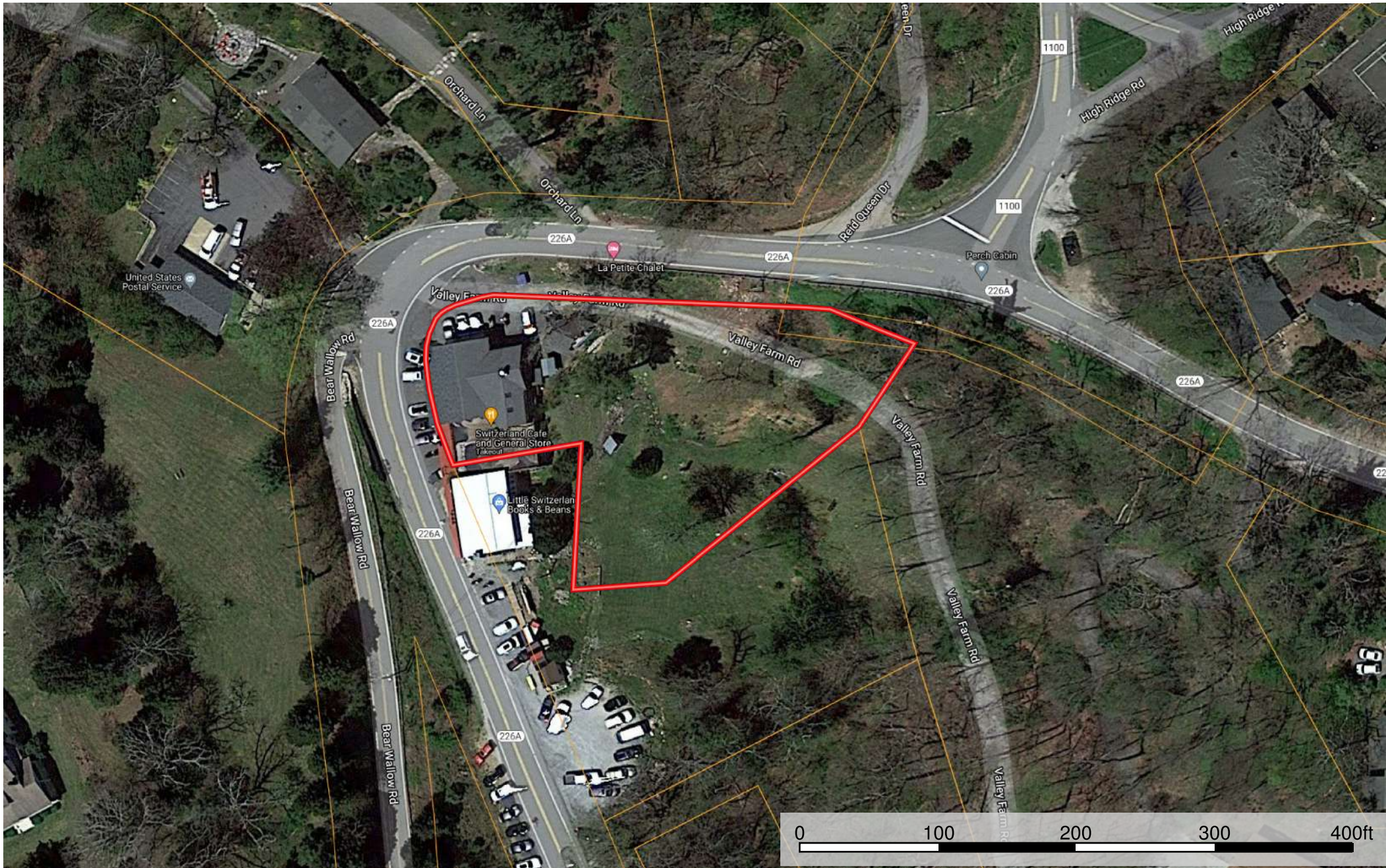
See Deed - Several Easements to be aware of! ***Our Subject is on TRACT 2 on Survey!***

- Septic tank on Tract 1 services Tract 2 (subject)
- Ingress/Egress for parking
- Surface drainage and stormwater drain access/use on Tract 1
- Access, ingress and egress for repair/replacement or maintenance of the propane tank on Tract 1
- Access, ingress and egress for repairs & maintenance
- No structural alterations without permission from owner of Tract 1 (they share party walls)
- Also - appearance to be maintained to match original construction & Tract 1 owners must agree to alterations in appearance
 - Only natural materials to be used (not man made), when reasonable
 - Neon and other lighted signs are prohibited



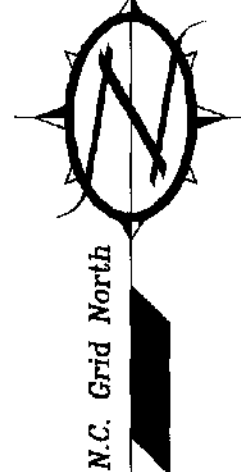
NON-COMPETE AGREEMENT

There is a non-compete agreement with the Bookstore/gift shop owner, Rick Gougeon. In that agreement he agrees not to have a sit-down restaurant & the subject property agrees not to have a bookstore/real estate office. The owners have informally agreed to let Mr. Gougeon offer coffee specialties & baked goods because the market here will support that. He cannot expand his foodservice (i.e. expand the use of the septic system).



Boundary

See a plat by Kenneth Suttles,
PLS. L-2678, Map No. 11151B
Dated September 19, 1995
Plat Book 9 at Page 91



John Christopher Byrnes
Deed Book 1010 at Page 506
Parcel I.D. No. 0787-38-2348

John Christopher Byrnes
Deed Book 1010 at Page 502
Parcel I.D. No. 0787-38-2403

Gary R. Jensen, Jr.
and wife,
Jackie Y. Jensen
Deed Book 705 at Page 180
Parcel I.D. No. 0787-38-4493

U.S. Dept. of Interior
Blue Ridge Parkway

Bearwallow Road
NCSR #1446
R/W as maintained

Camp Wright, LLC
Deed Book 812 at Page 871
Parcel I.D. No. 0787-37-2973

NORTH CAROLINA--McDOWELL COUNTY

Filed for registration on the _____ day of _____
20____ at _____ o'clock _____, and registered in the
office of the Register of Deeds of McDowell County, North Carolina
on the _____ day of _____ 20____
in Book _____ of _____
at page _____

Register of Deeds

State of North Carolina
County of McDowell

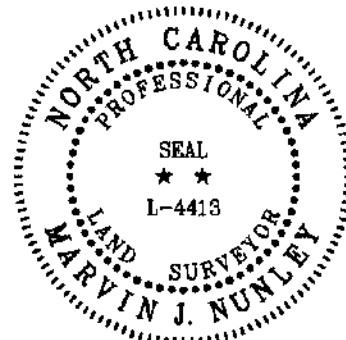
I, Deborah E. Hodwin, Review Officer of McDowell County,
certify that the map or plat to which this certification is affixed
meet all statutory requirements for recording.

Date 4/15/13 Review Officer Deborah E. Hodwin

SURVEYOR'S CERTIFICATE

I, Marvin J. Nunley, certify that this map was drawn under my
supervision from an actual survey made under my supervision,
that the error of closure as calculated by latitude and departure
is not more than 1:97,539, that the boundaries not surveyed
are clearly indicated with their source, and that this map was
prepared in accordance with G. S. 47-30 as amended and that
this survey creates a division of land within the area of a
county or municipality that has an ordinance that regulates
parcels of land. Witness my original signature, registration
number and seal this 24th day of October, A.D., 2012.

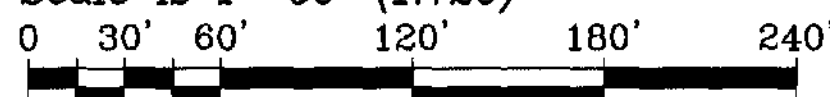
Marvin J. Nunley P.L.S., L-4413
NC Business License No. C-2721



DEB 4/15/13
APPROVED TO RECORD
TAX DEPARTMENT



Scale is 1"=60' (1:720)



Mountaineer Land Surveying
380 Oak Avenue-Spruce Pine-North Carolina-28777 (828) 765-5646

Notes:

1. This is a survey of a portion of those lands as shown in Deed Book 812 page 671 as conveyed Camp Wright, LLC, and Deed Book 781, page 636 as conveyed to Ann P. Kernahan and Lori J. Lanier.
2. The precision of the unadjusted traverse is not less than 1:97,539
3. Bearings are relative N.C. Grid, NAD 83, as shown on a plat by Kenneth D. Suttles, PLS. L-2678, Map no. 11151B, Plat Book 9 at Page 91 distances are horizontal measurements, and the area has been calculated by the coordinate geometry method.
4. This property is not located in a flood hazardous area.
5. There are no recoverable NCGS monuments within 2,000 feet of this property.
6. ○ denotes a 5/8" rebar set unless otherwise noted.
7. ● denotes a calculated point.
8. ——— boundary lines.
9. - - - - - right-of-way lines.
10. - - - - - utility lines.
11. - - - - - adjacent property lines.
12. - - - - - tie lines.
13. - x - fence lines.
14. - - - - - No boundary survey performed by Mountaineer Land Surveying, dash lines surveyed by Kenneth Suttles, PLS. L-2678, Map No. 11151B, Dated 9-19-95

Total Acreage = 1.794 acres

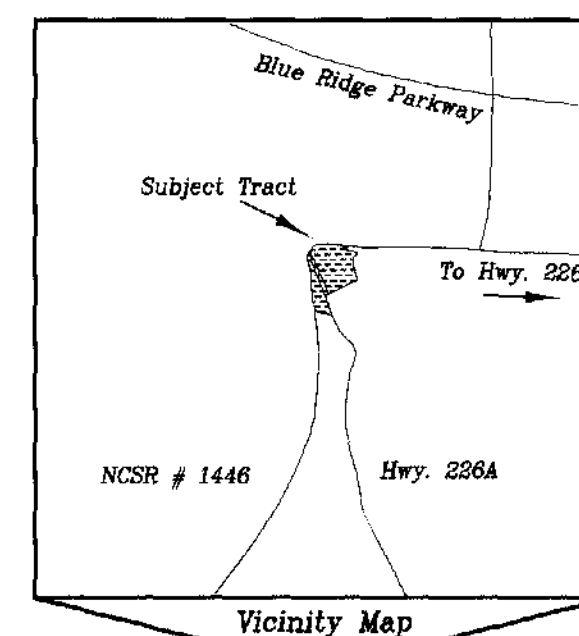
Division Survey
For

Rick Gougeon

Deed Recorded in Deed Book
781 at Page 636 and Book 812 at Page 671

North Cove Township
McDowell County-North Carolina
October 24, 2012

Job No. 12-178



2013001831
MCDOWELL CO, NC FEE \$21.00
RECORDED & INDEXED
04-15-2013 03:32:55 PM
TONIA R HAMPTON
REGISTER OF DEEDS
BY TONIA R HAMPTON
REGISTER OF DEEDS
BK: PL 22
PG: 42-42

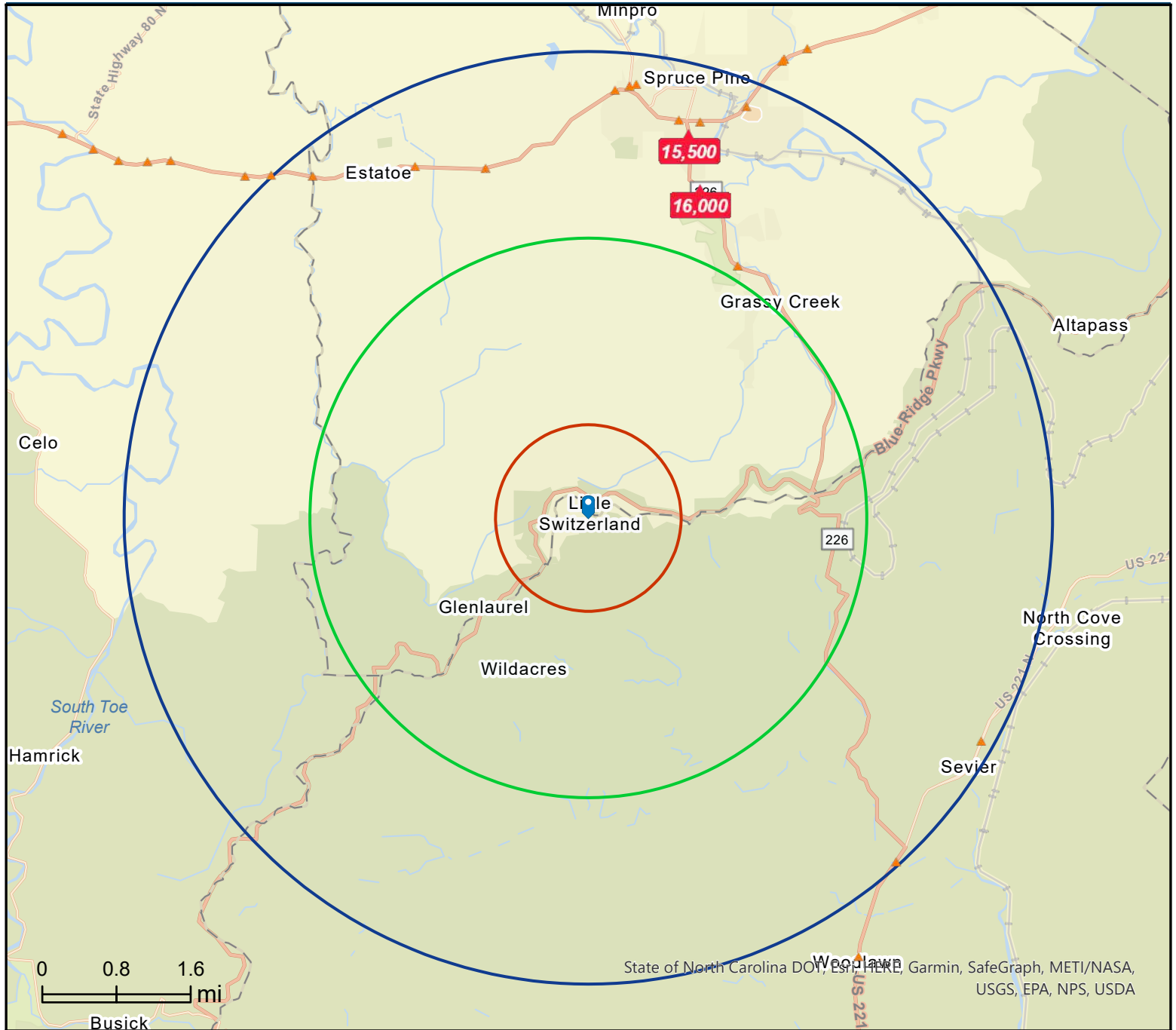
Gary Jensen
Deed Book 329, page 885
Parcel I.D. 0787-37-7854

Existing Railroad Spike

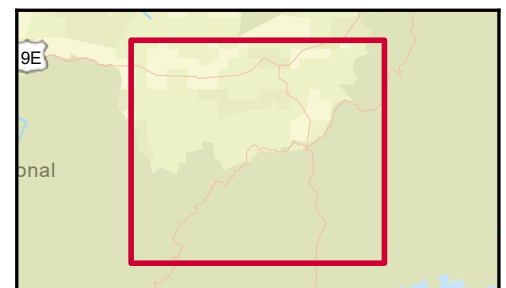
Traffic Count Map

9440 NC 226A, Little Switzerland, North Carolina, 28749
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.84886
Longitude: -82.09357



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).

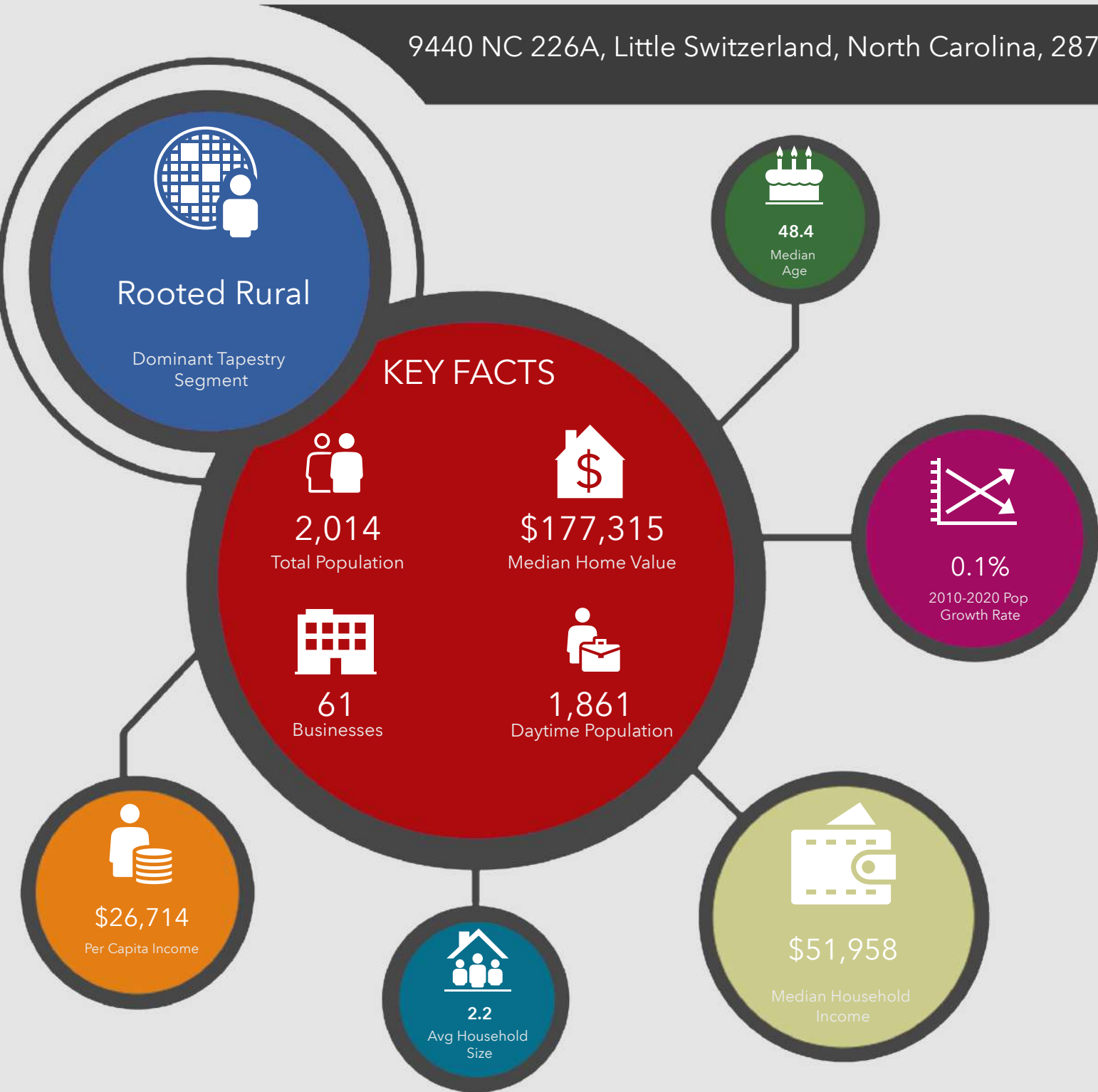
June 24, 2021

Executive Summary - Call Outs

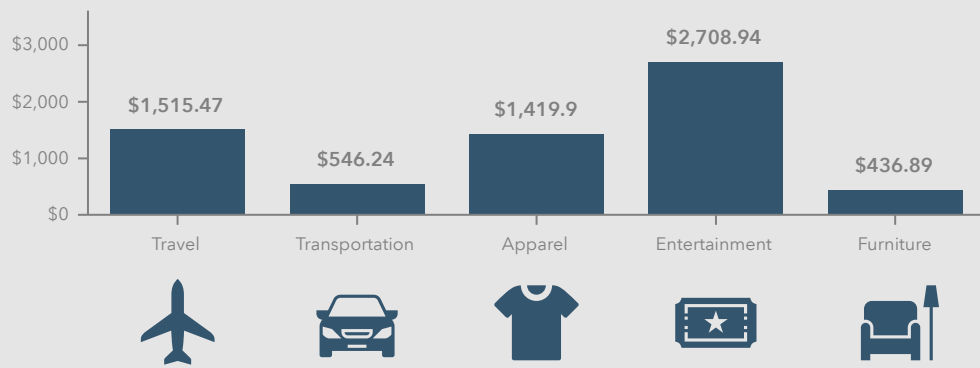
9440 NC 226A, Little Switzerland, North Carolina, 28749 (3 miles)
9440 NC 226A, Little Switzerland, North Carolina, 28749
Ring of 3 miles

Prepared by Esri
Latitude: 35.84886
Longitude: -82.09357

9440 NC 226A, Little Switzerland, North Carolina, 28749



KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle. The vintage of the data is 2020, 2025.

© 2021 Esri

Spending facts are average annual dollars per household

Source: This infographic contains data provided by Esri, Esri and Data Axle, Esri and Infogroup, Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025.

Demographic and Income Profile

9440 NC 226A, Little Switzerland, North Carolina, 28749
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.84886
Longitude: -82.09357

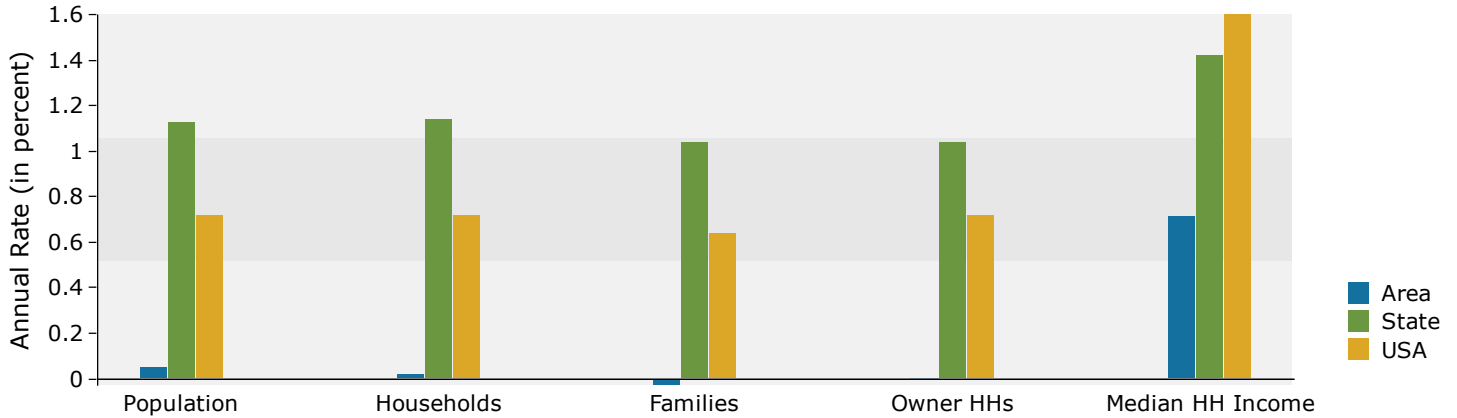
Summary	Census 2010		2020	2025
Population	1,995		2,014	2,019
Households	887		898	899
Families	624		623	622
Average Household Size	2.18		2.18	2.18
Owner Occupied Housing Units	714		750	750
Renter Occupied Housing Units	173		148	149
Median Age	46.2		48.4	50.0
Trends: 2020-2025 Annual Rate	Area		State	National
Population	0.05%		1.13%	0.72%
Households	0.02%		1.14%	0.72%
Families	-0.03%		1.04%	0.64%
Owner HHs	0.00%		1.04%	0.72%
Median Household Income	0.71%		1.42%	1.60%
Households by Income			2020	2025
			Number	Percent
<\$15,000			95	10.6%
\$15,000 - \$24,999			121	13.5%
\$25,000 - \$34,999			81	9.0%
\$35,000 - \$49,999			128	14.3%
\$50,000 - \$74,999			200	22.3%
\$75,000 - \$99,999			152	16.9%
\$100,000 - \$149,999			80	8.9%
\$150,000 - \$199,999			20	2.2%
\$200,000+			21	2.3%
Median Household Income			\$51,958	\$53,841
Average Household Income			\$63,836	\$68,226
Per Capita Income			\$26,714	\$28,496
Population by Age	Census 2010		2020	2025
	Number	Percent	Number	Percent
0 - 4	96	4.8%	93	4.6%
5 - 9	111	5.6%	98	4.9%
10 - 14	108	5.4%	103	5.1%
15 - 19	118	5.9%	97	4.8%
20 - 24	93	4.7%	77	3.8%
25 - 34	194	9.7%	230	11.4%
35 - 44	245	12.3%	229	11.4%
45 - 54	289	14.5%	268	13.3%
55 - 64	270	13.5%	310	15.4%
65 - 74	268	13.4%	262	13.0%
75 - 84	134	6.7%	176	8.7%
85+	69	3.5%	70	3.5%
Race and Ethnicity	Census 2010		2020	2025
	Number	Percent	Number	Percent
White Alone	1,910	95.7%	1,884	93.5%
Black Alone	8	0.4%	10	0.5%
American Indian Alone	12	0.6%	17	0.8%
Asian Alone	8	0.4%	19	0.9%
Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	41	2.1%	63	3.1%
Two or More Races	16	0.8%	21	1.0%
Hispanic Origin (Any Race)	74	3.7%	112	5.6%

Data Note: Income is expressed in current dollars.

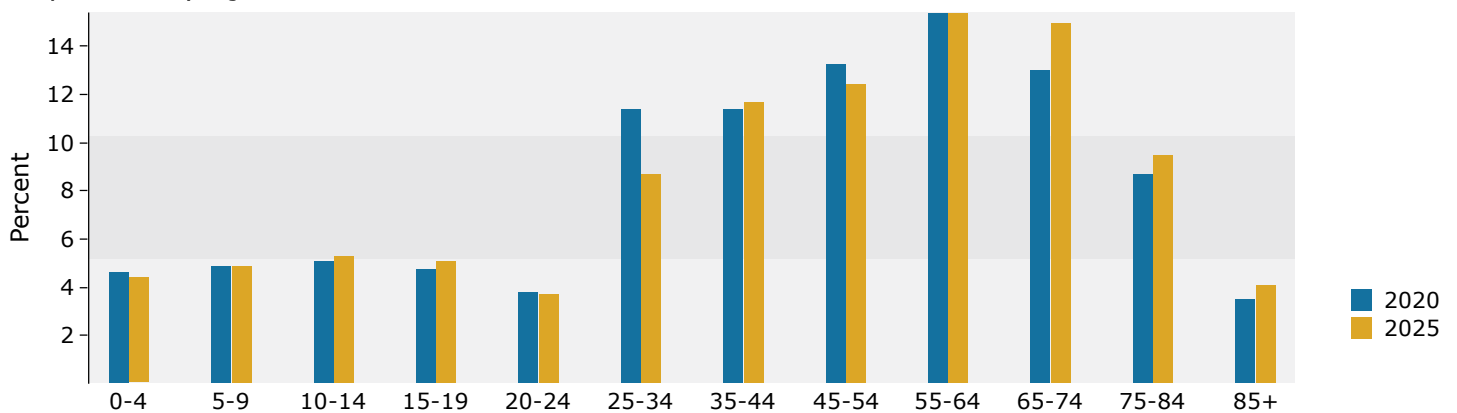
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

June 24, 2021

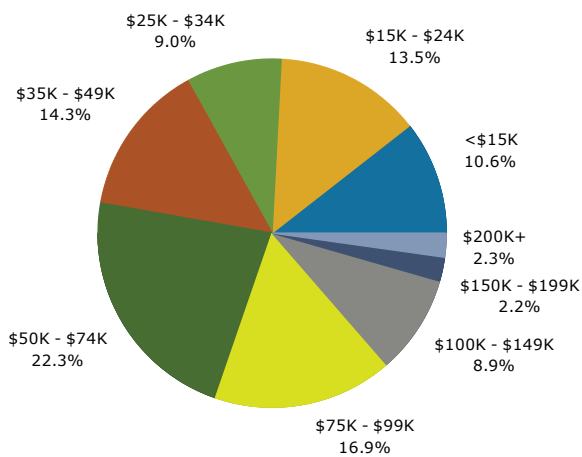
Trends 2020-2025



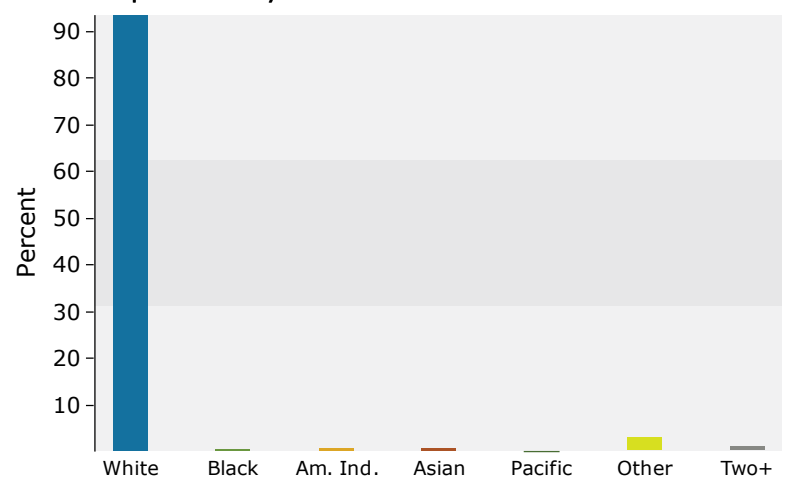
Population by Age



2020 Household Income



2020 Population by Race



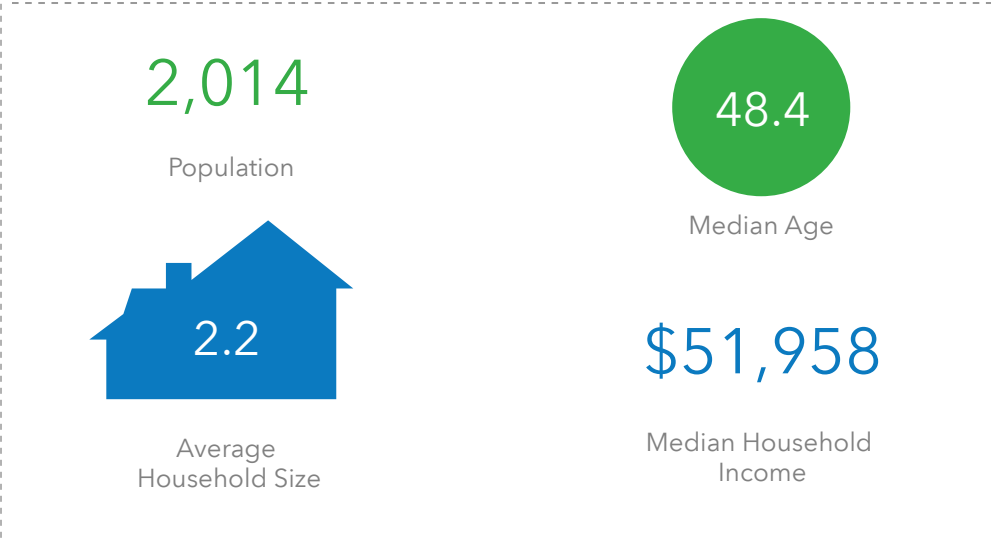
2020 Percent Hispanic Origin: 5.6%

Key Facts

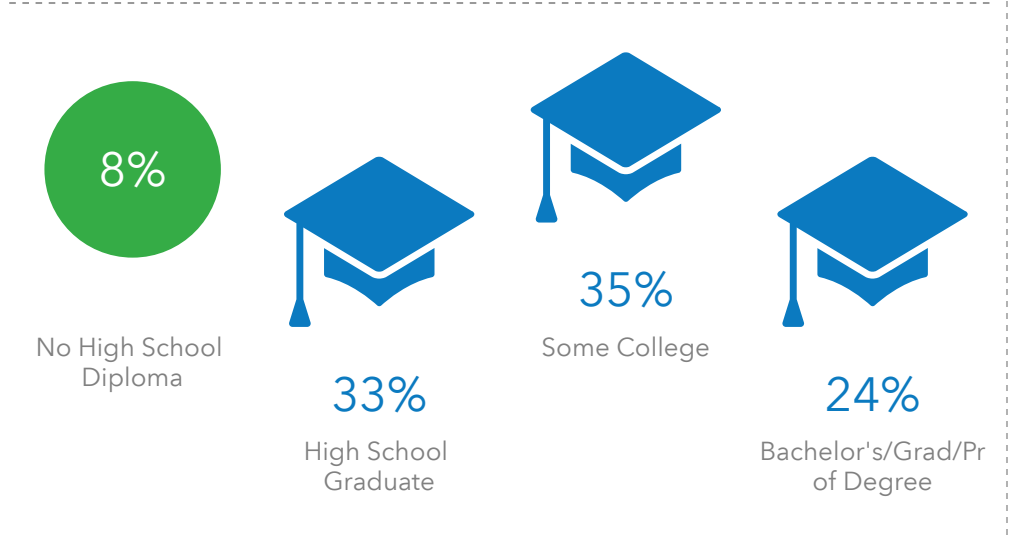
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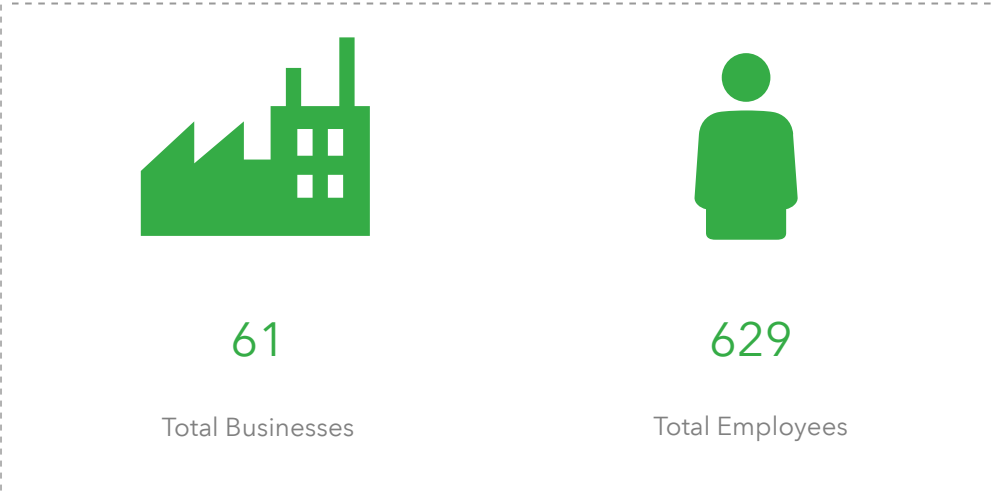
KEY FACTS



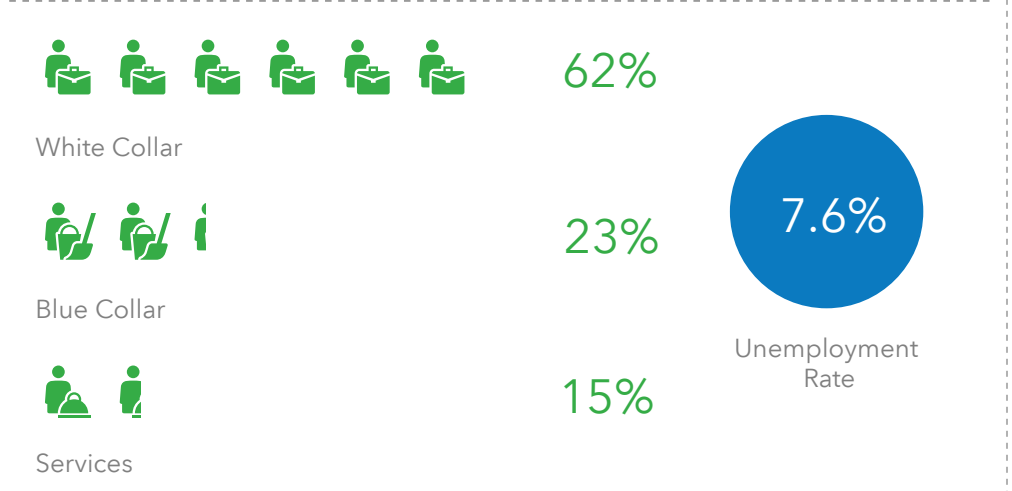
EDUCATION



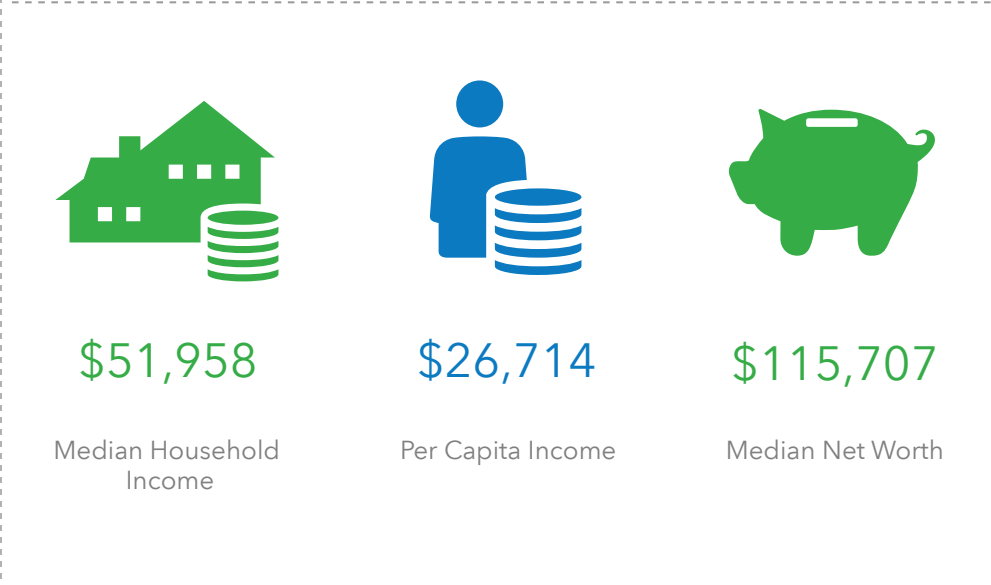
BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (22.3%)
The smallest group: \$150,000 - \$199,999 (2.2%)

Indicator ▲	Value	Diff		
<\$15,000	10.6%	-4.3%		
\$15,000 - \$24,999	13.5%	-0.3%		
\$25,000 - \$34,999	9%	-5.8%		
\$35,000 - \$49,999	14.3%	-2.2%		
\$50,000 - \$74,999	22.3%	+3.9%		
\$75,000 - \$99,999	16.9%	+5.8%		
\$100,000 - \$149,999	8.9%	+1.8%		
\$150,000 - \$199,999	2.2%	+0.2%		
\$200,000+	2.3%	+1%		

Bars show deviation from McDowell County



828.222.3685

info@carla-co.com

53 Asheland Ave.

Asheville, NC 28801

www.carla-co.com

Forward Thinking. Client Focused.