

# SALE

## OFFICE INVESTMENT NEAR UF

1103 NW 13th St Gainesville, FL 32601



### PROPERTY DESCRIPTION

Office Investment located 11 blocks North of the University of Florida. Building 1 is 3549 SF and has 2 units with 560 SF of storage space. Building 2 is 2893 SF and has 2 units. New roofs in 2017. Updated with good rental history.

### PROPERTY HIGHLIGHTS

- Investment Property
- Near UF
- Rent Roll Available Upon Request

### OFFERING SUMMARY

Sale Price:	\$899,999
Number of Units:	4
Lot Size:	20,637 SF
Building Size:	6,442 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,619	7,562
Total Population	843	3,486	17,417
Average HH Income	\$81,286	\$71,719	\$55,517

**Perry Pursell**  
(352) 665-9731

**Shasta Schoellhorn**  
(352) 922-0048



**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

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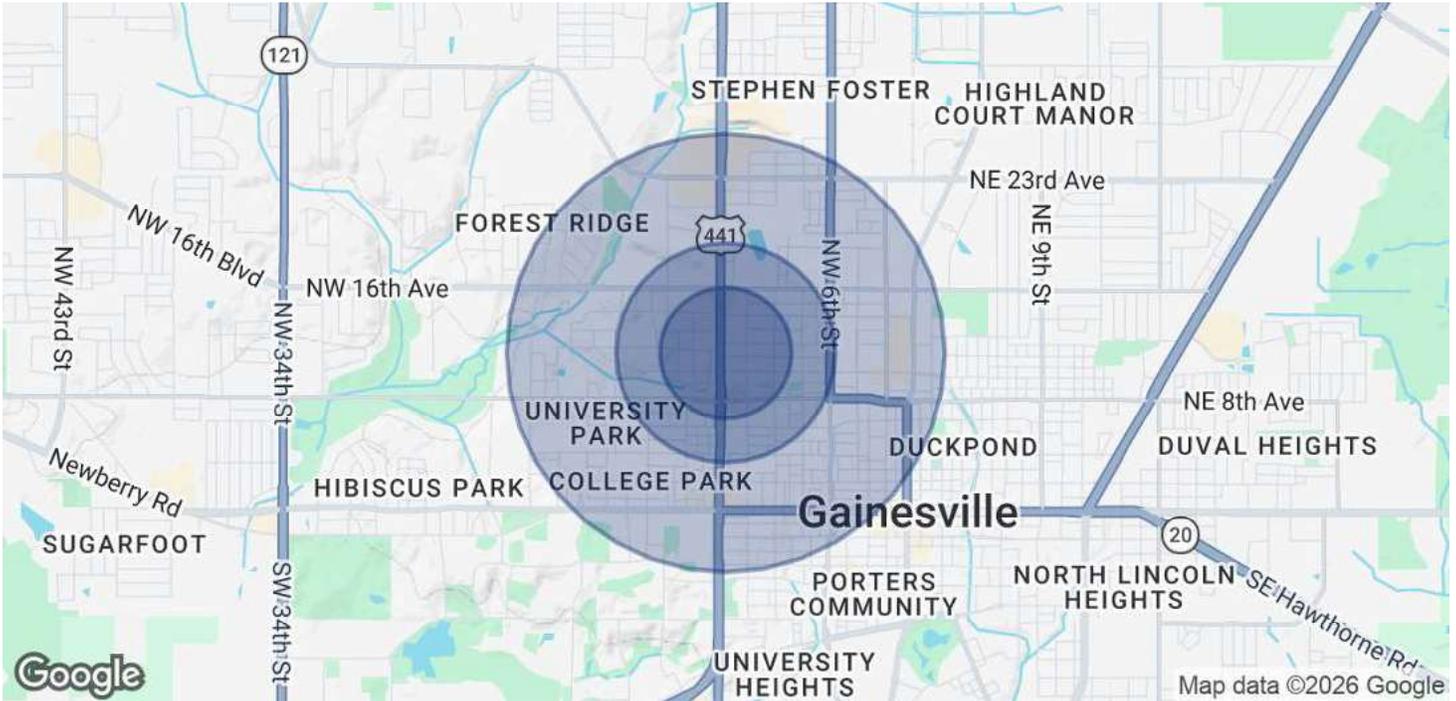


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	843	3,486	17,417
Average Age	37	35	31
Average Age (Male)	36	34	31
Average Age (Female)	37	35	31

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	401	1,619	7,562
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$81,286	\$71,719	\$55,517
Average House Value	\$301,480	\$294,087	\$290,918

Demographics data derived from AlphaMap

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### PERRY PURSELL

Commercial Sales Associate

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