

FOR SALE

28-Unit Multifamily Investment
Opportunities + Additional Land

\$5,750,000.00 2.89± Acres



3931 SW 17TH LANE | 3941 SW 17TH LANE | 4027 SW 17TH LANE | GAINESVILLE FL, 32607

REDEVELOPMENT OPPORTUNITY
NEAR FLORIDA CAMPUS IN A
CONCENTRATED MULTIFAMILY
AREA. LOCATED IN THE MADISON
ON 20TH APARTMENT
COMMUNITY THIS OPPORTUNITY
HAS THREE BUILDINGS WITH 28
UNITS 3 BUILDINGS, 1.96 ACRES
OF VACANT LAND AND 2.89
TOTAL ACRES. RECENTLY
UPGRADED TO A U9 ZONING IN
THE CITY OF GAINESVILLE WHICH
ALLOWS UP THE 100 UNITS PER
ACRE. NESTED IN AN AREA OF
OLDER COMPLEXES BEING
REDEVELOPED THIS PORTION OF
THE COMMUNITY IS BEING
OFFERED FOR SALE.



M.M. PARRISH
REALTORS®

PERRY PURSELL

COMMERCIAL REALTOR

(352) 665-9731



GENERAL INFORMATION

LOCATION	GAINESVILLE, FL
PROPERTY TYPE	MULTIFAMILY
TOTAL UNITS	28
BUILDINGS	3
UNIT MIX	PRIMARILY 1 BD / 1 BA
TOTAL ACRES	±2.89 ACRES
LAND ZONING	U9
ASKING PRICE	\$5,750,000.00



M.M. PARRISH
REALTORS®

(352) 665-9731

Parcel Summary

Address	Parcel ID	Acreage	Zoning	Units/Use
3931 SW 17 th Ln	06740-011-000	0.34	U9	10-Unit Multifamily
3941 SW 17 th Ln	06740-010-000	0.30	U9	10-Unit Multifamily
4027 SW 17 th Ln	06740-005-000	0.29	U9	8-Unit Multifamily
Unassigned Parcel	06740-006-000	1.96	U9	Vacant Land



PORTFOLIO OVERVIEW

3931 SW 17TH LANE

- 10 UNITS
- 80% OCCUPANCY
- 2 VACANT UNITS

RENT ROLL DATED
SEPTEMBER 10, 2026
REPORTS \$4,977/MO



3941 SW 17TH LANE

- 10 UNITS
- 90% OCCUPANCY
- 1 VACANT UNITS

RENT ROLL DATED
SEPTEMBER 10, 2026
REPORTS \$5,249/MO



4027 SW 17TH LANE

- 8 UNITS
- 75% OCCUPANCY
- 2 VACANT UNITS

RENT ROLL DATED
SEPTEMBER 10, 2026
REPORTS \$5,249/MO

SQUARE FOOTAGE MEASUREMENTS

ADDRESS	FOOTPRINT DIMENSIONS	FOOTPRINT SQUARE FT	APPROX. TOTAL 2-STORY SF
4027 SW 17TH	36' X 67.4'	2,426 SF	4,853 SF
3941 SW 17TH	36' X 84'	3,024 SF	6,084 SF
3931 SW 17TH	36' X 84'	3,024 SF	6,048 SF
TOTAL	—	8,474 SF	16,949 SF

SITE AREA: ±2.89 ACRES (125,905 SF)

BUILDING FOOTPRINT: ±8,474 SF

ESTIMATED TOTAL BUILDING AREA: ±16,949

DEVELOPMENT / LAND OPPORTUNITY

±1.96 ACRES OF ADDITIONAL LAND

- PARCEL ID: 06740-006-000
- LAND AREA: ±1.96 ACRES
- LAND AREA: ±85,337 SF
- ZONING: U9 (100 DWELLING UNITS PER ACRE)
- PROPERTY APPRAISER USE: VACANT COMMERCIAL
- SUBDIVISION: HICKORY HILLS ADDITION

THE OFFERING INCLUDES A SUBSTANTIAL ADDITIONAL LAND COMPONENT ADJACENT TO THE EXISTING MULTIFAMILY IMPROVEMENTS. THE APPROXIMATELY 1.96-ACRE PARCEL PROVIDES A PROSPECTIVE PURCHASER WITH AN OPPORTUNITY TO EVALUATE FUTURE DEVELOPMENT, EXPANSION, AMENITY OR ALTERNATIVE USES SUBJECT TO APPLICABLE ZONING, PERMITTING AND GOVERNMENTAL APPROVALS.



THE MISSION

Our mission is to deliver personalized, professional commercial real estate experience. We combine expertise and enthusiasm across industrial, office, and retail properties, providing excellent communication and results for listings, acquisitions, and tenant representation throughout Gainesville, Alachua County, and North Florida.

-Perry Pursell



**M.M. PARRISH
REALTORS®**

(352) 665-9731



The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

**158 OFFICES,
45 COUNTRIES**

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services

- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation



(352) 335-4999

| MMPARRISH.COM

LEGACY

PROFESSIONALS WORKING FOR YOU SINCE 1911



Founded in 1911, Coldwell Banker M.M. Parrish Realtors has earned a reputation as the most respected real estate company in Alachua County. Over the past 100 years, this local, family-owned company has grown to include over 80 sales associates in two offices.

In 1982, M.M. Parrish & Associates, Inc. affiliated with Coldwell Banker®, the oldest and most established residential real estate franchise system in North America.



J. Parrish
Owner,
CEO, Broker



Mike Kitchens
President ,
Broker



Susan Parrish
Owner, Director
of Community
Relations

THE *value* OF
THE COLDWELL
BANKER® BRAND



The story of Coldwell Banker® is a story of leadership and success. From its beginnings in San Francisco in 1906, Coldwell Banker has grown to become one of the premier residential real estate organizations in the world. Coldwell Banker was founded on a commitment to professionalism and customer service that continues to be the core of its business philosophy today. Coldwell Banker provides its sales associates with the strongest support in the real estate industry, so they in turn can deliver the support their buyers and sellers need. That's the Coldwell Banker® tradition.



Coldwell Banker M.M. Parrish Realtors combines a local well-respected name with the international brand which results in proven competitive advantage. We provide our customers with worldwide exposure through cutting-edge marketing technology.