

SALE

NEWBERRY COMMERCIAL LAND

25017 SW 1st Ave Newberry, FL 32669



PROPERTY DESCRIPTION

One block from Main Street and within the City's Commercial Intensive (CI) zoning district, this site supports a wide range of retail, office, and service uses. Quick access to Gainesville, High Springs, and Archer via SR 45 and SR 26.

PROPERTY HIGHLIGHTS

- ±0.65 total acres (two contiguous parcels)
- Commercial Intensive zoning
- Frontage along SW 1st Avenue, just off U.S. 41
- Ideal for office, retail, or small mixed-use redevelopment
- Located in the heart of downtown Newberry

Sale Price:	\$399,000
Number of Units:	1
Lot Size:	21,115 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	145	466	1,192
Total Population	379	1,237	3,177
Average HH Income	\$93,484	\$98,823	\$99,968

Perry Pursell
(352) 665-9731

Shasta Schoellhorn
(352) 922-0048

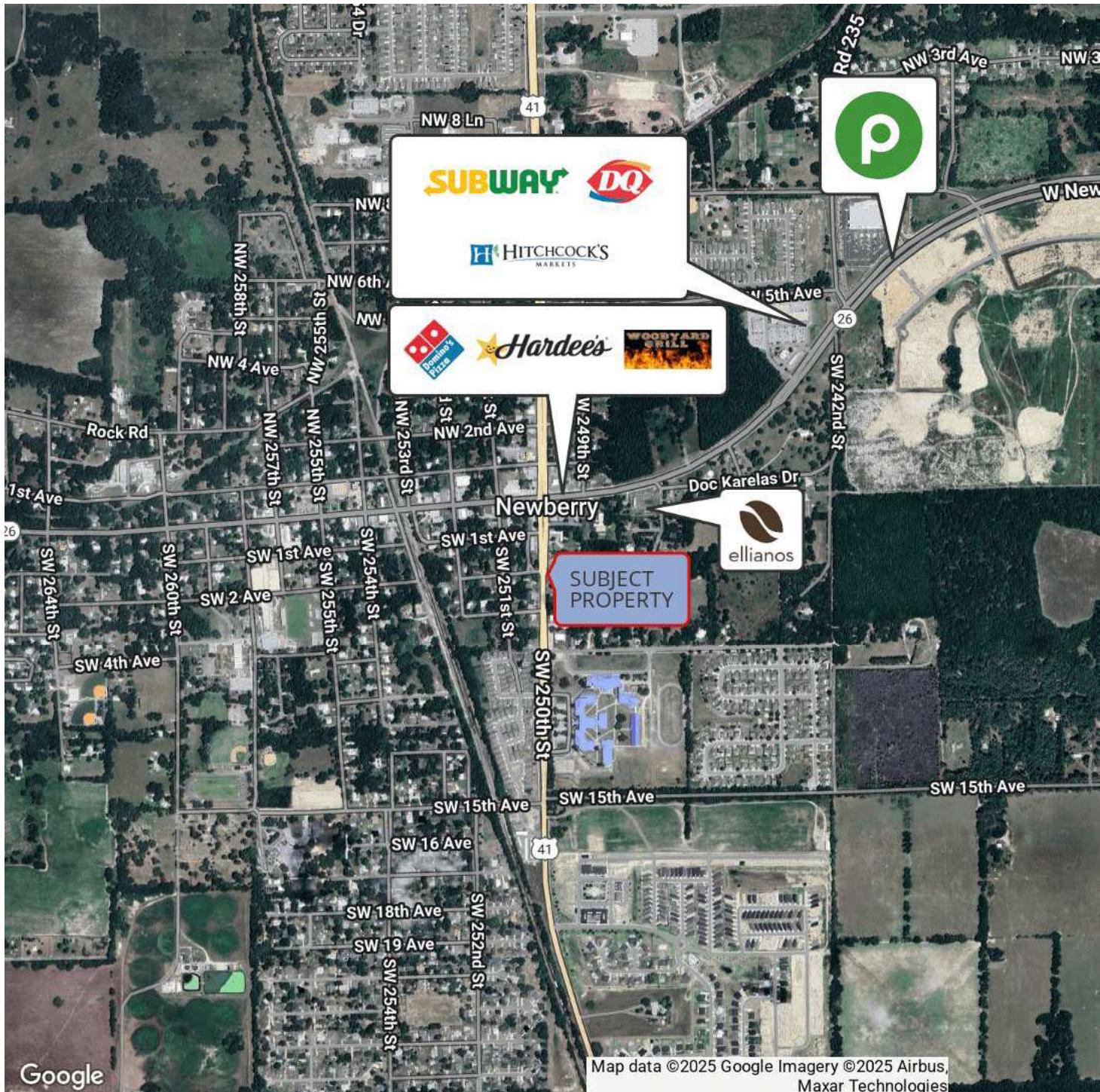


**COLDWELL BANKER
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M.M. PARRISH REALTORS

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PERRY PURSELL

Commercial Sales Associate

Direct: (352) 665-9731 **Cell:** (352) 665-9731

p2venture@aol.com



SHASTA SCHOELLHORN

Commercial Sales Associate

Direct: (352) 922-0048 **Cell:** (352) 922-0048

shasta@mmparrish.com

FL #259506759

Perry Pursell
(352) 665-9731

Shasta Schoellhorn
(352) 922-0048



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