

TURNKEY RESTAURANT OPPORTUNITY INCLUDING REAL ESTATE

4928 NW 39th Ave | Gainesville, FL 32606



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

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BOSSHARDT

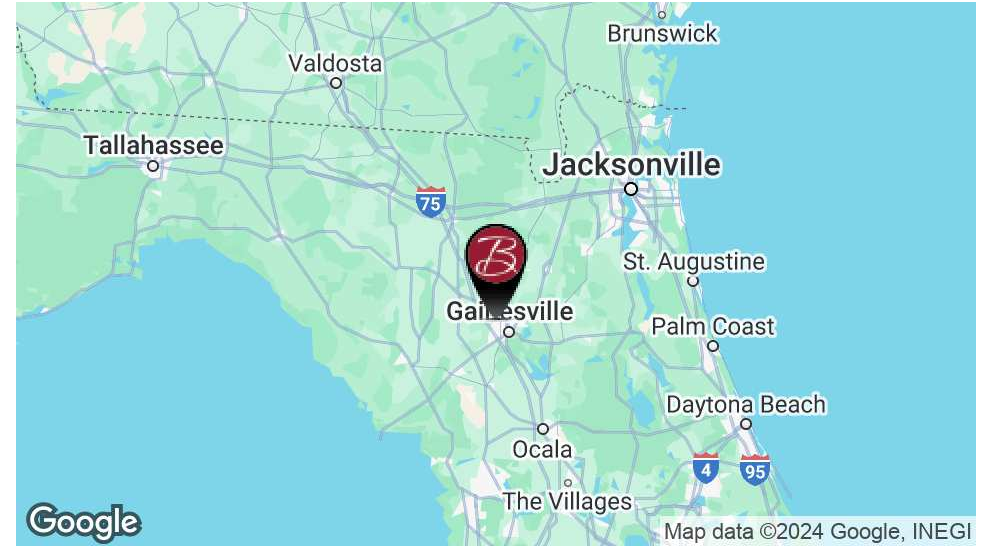
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TURNKEY RESTAURANT OPPORTUNITY INCLUDING REAL ESTATE

EXECUTIVE SUMMARY

4928 NW 39th Ave | Gainesville, FL 32606



OFFERING SUMMARY

Sale Price:	\$1,350,000
Building Size:	4,223 SF
Lot Size:	.53
Number of Units:	1
Price / SF:	\$319.68
Year Built:	1998
Renovated:	2019
Zoning:	PD
Market:	NW Gainesville Business District
Traffic Count:	33,000

PROPERTY OVERVIEW

Step into a thriving business with over 25 years of success! Ichiban Sushi, a highly recognized establishment in Gainesville, Florida, located in the bustling Magnolia Park, is now available. This business is fully equipped with a state-of-the-art kitchen, sushi bar, and inviting interior, ready for a seamless ownership transition. This well-established brand offers tremendous growth potential through catering, delivery services, extended hours, or even rebranding with your concept. Whether you're an experienced restaurateur or a passionate entrepreneur, this is a rare opportunity to build upon a legacy business or bring your unique vision to life in Gainesville's vibrant dining scene.

PROPERTY HIGHLIGHTS

- Freestanding Building on .53 Acres
- Turnkey Restaurant Plug and Go
- All equipment, furnishes and good-will included
- indoor seating 180 | outdoor seating 50

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ADDITIONAL PHOTOS

4928 NW 39th Ave | Gainesville, FL 32606



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DEMOGRAPHICS MAP & REPORT

4928 NW 39th Ave | Gainesville, FL 32606

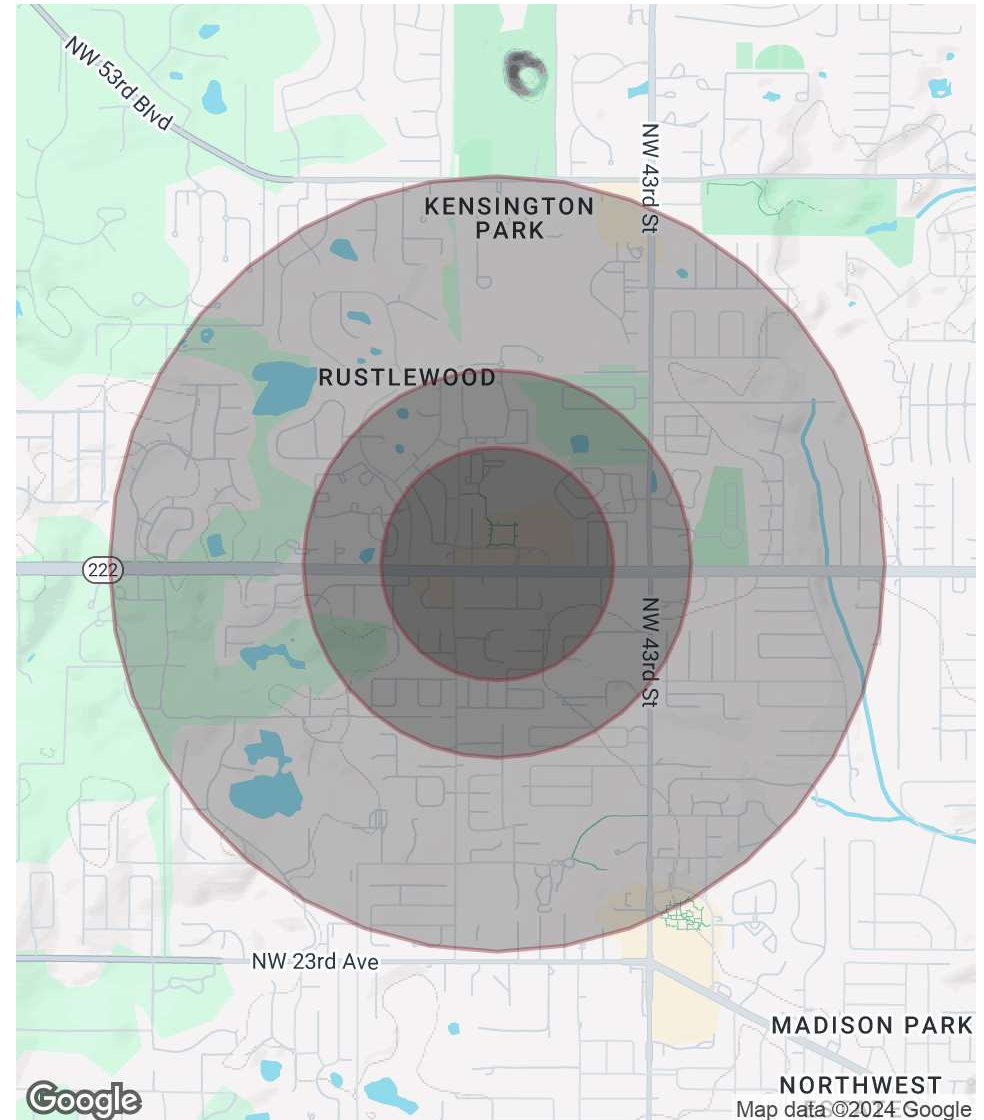
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,224	3,327	8,320
Average Age	42	42	44
Average Age (Male)	41	41	42
Average Age (Female)	43	43	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	585	1,562	3,756
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$123,618	\$125,510	\$129,227
Average House Value	\$469,922	\$456,320	\$419,421

Demographics data derived from AlphaMap



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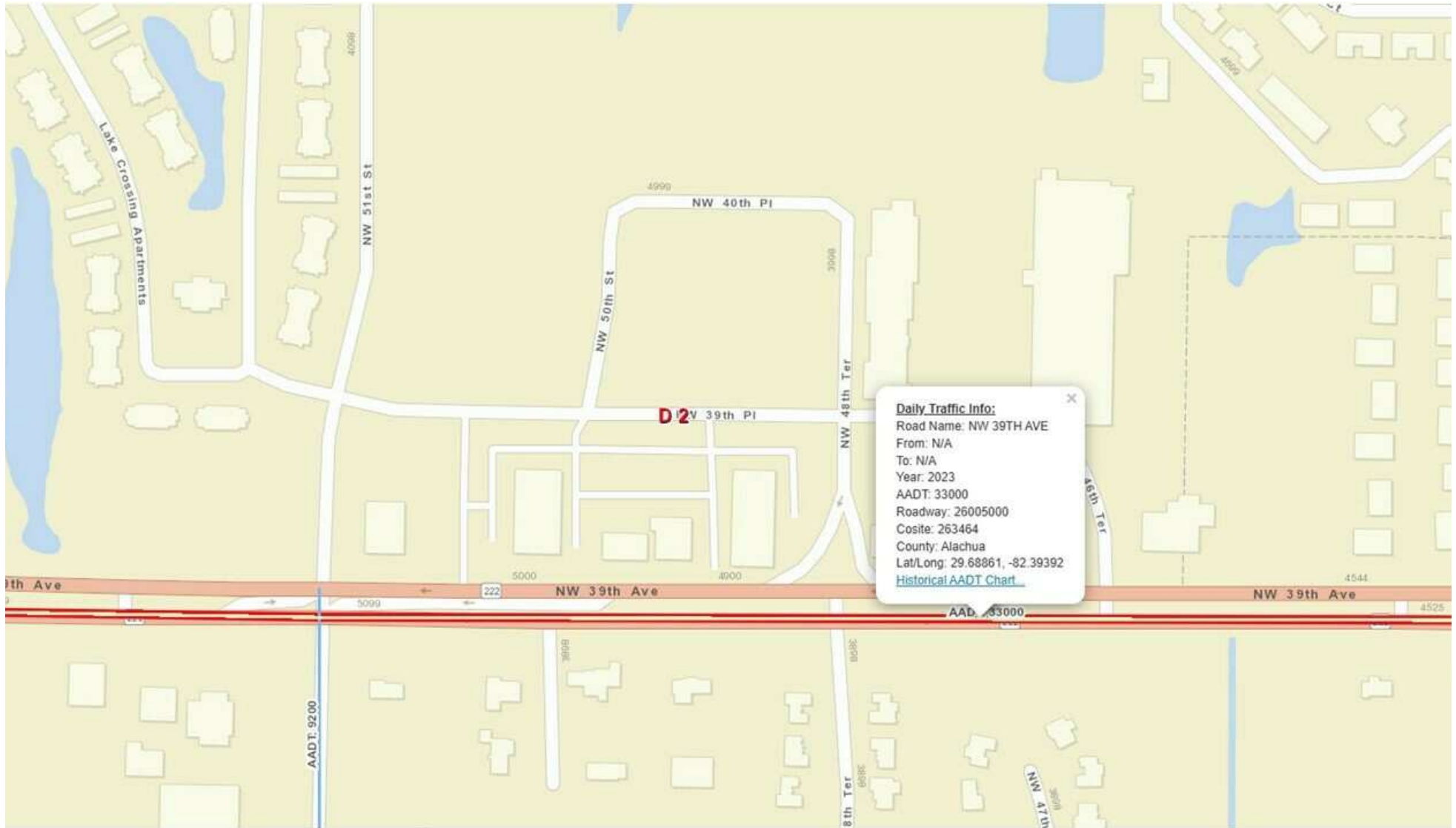
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AADT

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TURNKEY RESTAURANT OPPORTUNITY INCLUDING REAL ESTATE

FULL KITCHEN AND SUSHI BAR

4928 NW 39th Ave | Gainesville, FL 32606



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BOSSHARDT

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TURNKEY RESTAURANT OPPORTUNITY INCLUDING REAL ESTATE

ADVISOR

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ERIC LIGMAN

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them

Bosshardt Realty Services

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