

TURNKEY MEDICAL OFFICE BUILDING

18635 NW Us Highway 441 | High Springs, FL 32643



FOR SALE

FOR MORE INFORMATION:

Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT
REALTY SERVICES
COMMERCIAL & LAND DIVISION

TURNKEY MEDICAL OFFICE BUILDING

EXECUTIVE SUMMARY

18635 NW Us Highway 441 | High Springs, FL 32643



OFFERING SUMMARY

Sale Price:	\$364,000
Building Size:	2,212 SF
Lot Size:	0.61 Acres
Price / SF:	\$164.56
Year Built:	1960
Zoning:	C3

PROPERTY OVERVIEW

This iconic property stands out in the local community, a historic medical office building on HWY 441 in High Springs. It includes five well-equipped medical exam rooms, two administrative offices, a reception area, and a waiting room. Situated on a 0.61-acre lot with C-3 zoning, the property also features outdoor storage and an attached breakroom. Its prime location, excellent visibility, and strong community connections make it an exceptional opportunity for medical professionals or investors seeking to establish or expand in the thriving High Springs market.

PROPERTY HIGHLIGHTS

- Parcel A: .44 Acres (Building) - Parcel # 00481-001-000
- Parcel B: .17 Acres (vacant) - Parcel # 00481-000-000
- AADT: Enclosed
- Zoning: C3

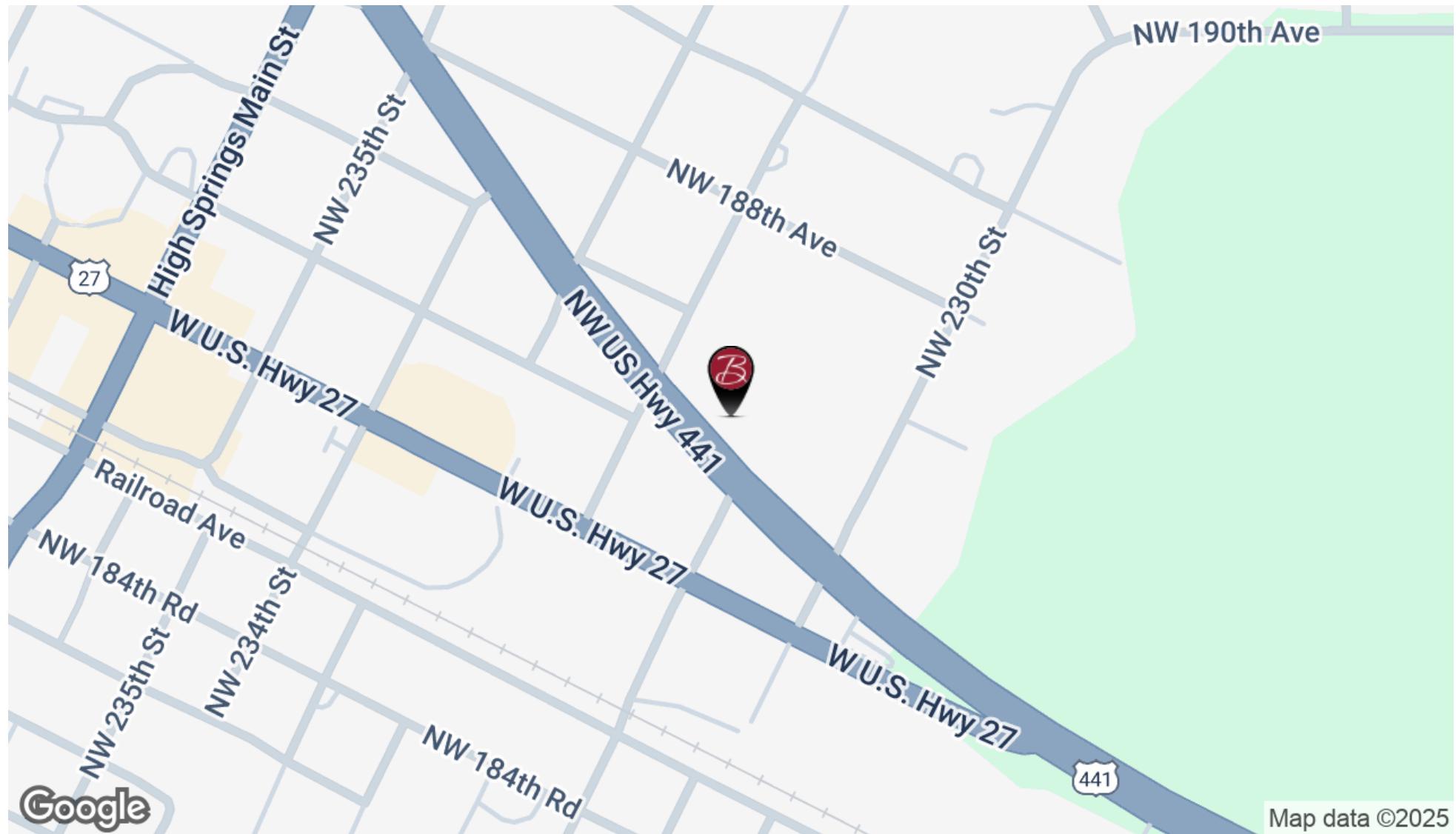
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LOCATION MAP

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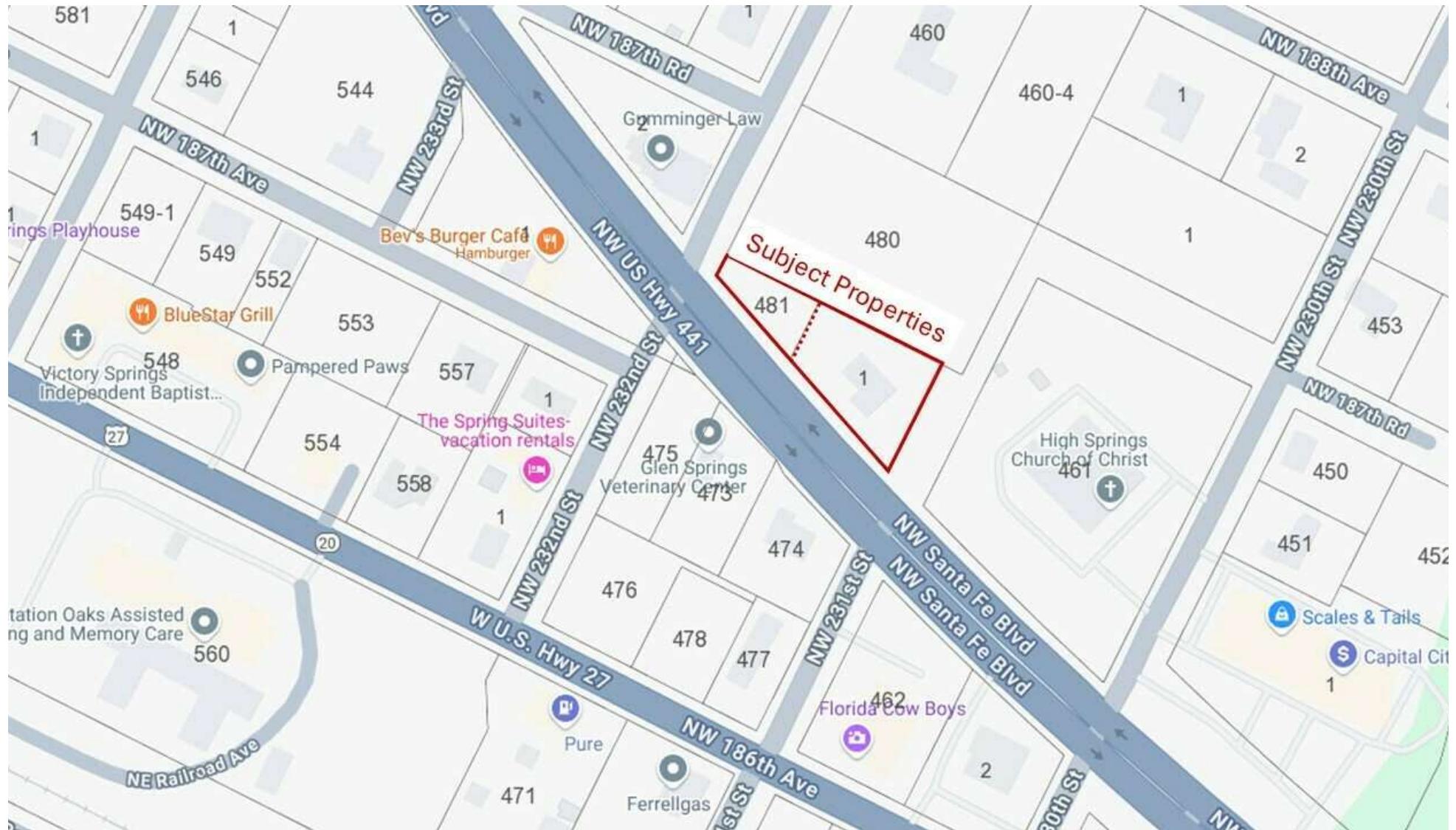


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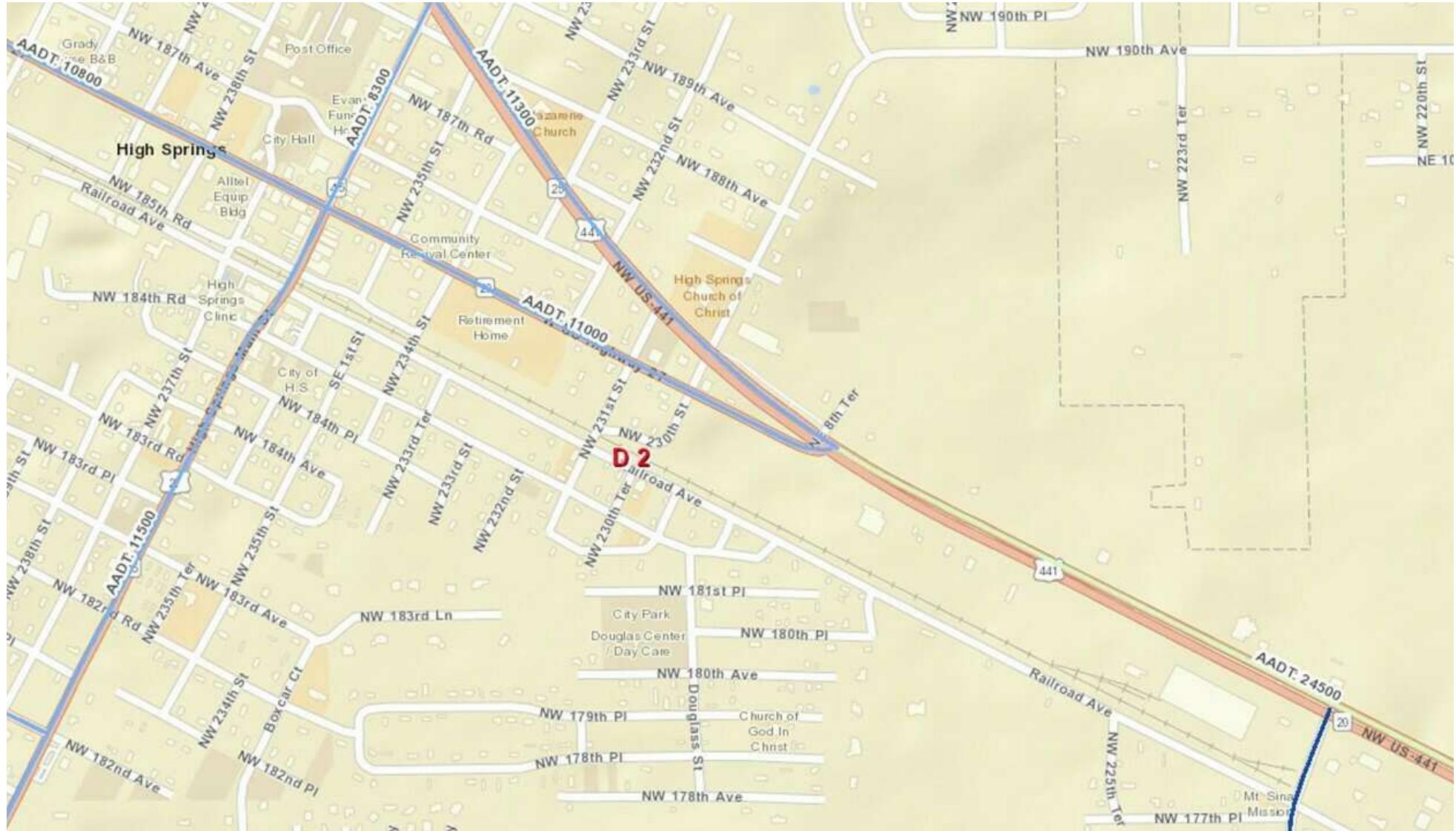


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AADT COUNTS

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EX

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DEMOGRAPHICS MAP & REPORT

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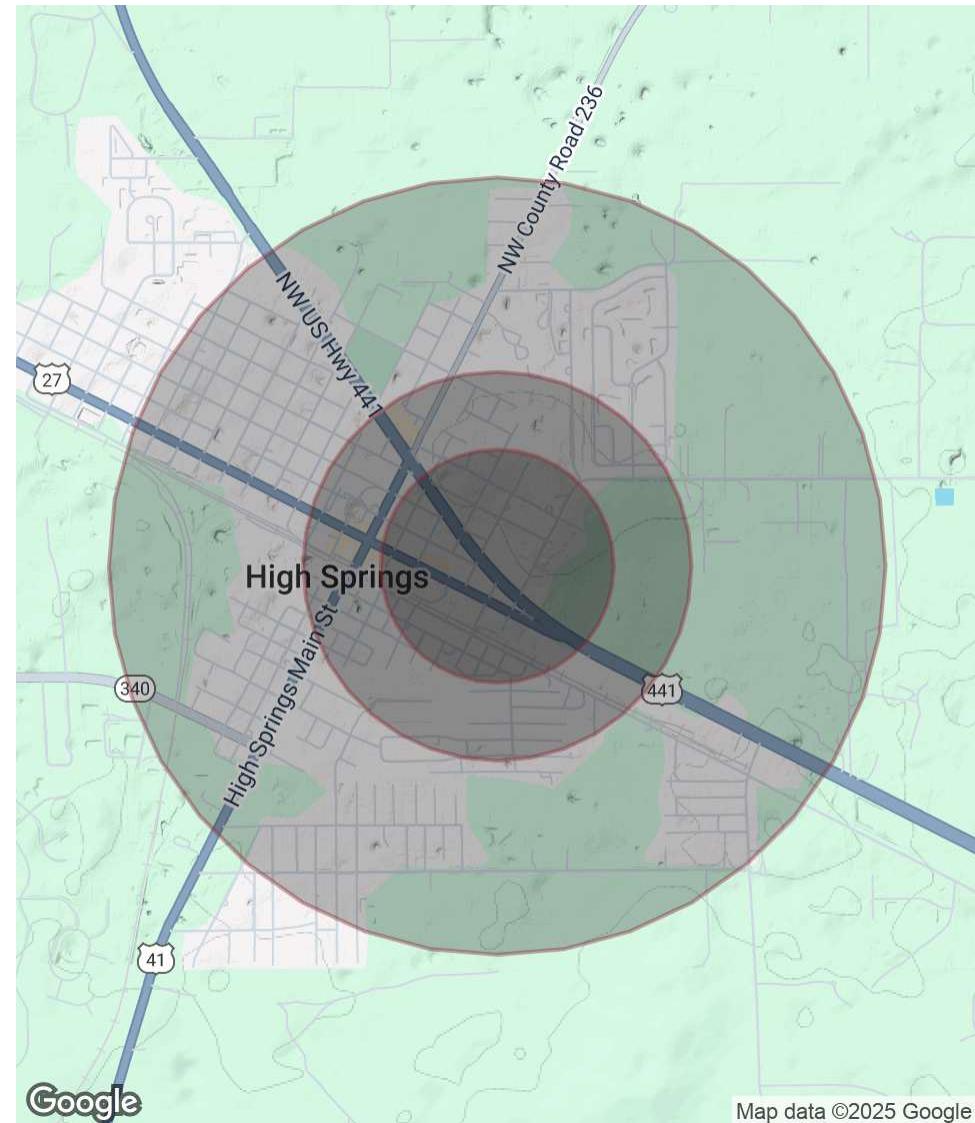
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	214	735	2,920
Average Age	41	41	41
Average Age (Male)	40	40	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	84	293	1,172
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$101,478	\$100,811	\$98,816
Average House Value	\$288,413	\$298,263	\$282,986

Demographics data derived from AlphaMap



FOR MORE INFORMATION:

Eric Ligman
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TURNKEY MEDICAL OFFICE BUILDING

ADVISOR

18635 NW Us Highway 441 | High Springs, FL 32643



ERIC LIGMAN

Director

ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

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
5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Eric Ligman

Director

352.256.2112

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