

SALE

INVESTMENT OPPORTUNITY

919 NW 23rd Ave Gainesville, FL 32609



PROPERTY DESCRIPTION

Looking for a solid investment opportunity? Whether looking to add to your real estate portfolio or down size while still living rent free, this property satisfies both possibilities. Six bedrooms each individually leased in the main house, complete with some furnishings. including a fully equipped kitchen with 2 refrigerators, washer and dryer, and other appliances. Metal roof updated in 2010, updated 200 amp panel and plumbing throughout the main home. Separate to the main house sits a 1300 sqft one bedroom, one bathroom with a loft unit rented through the end of the year for \$1400 per month. This space is also equipped with a functional kitchen and 3 wall mounted ac units, plus a functional workshop.

PROPERTY HIGHLIGHTS

- - 7 units, offering multiple rental income streams
- - Spacious 3,482 SF building for comfortable living spaces
- - Historical charm with a 1947 build date
- - Zoned U4 for potential development opportunities

OFFERING SUMMARY

Sale Price:	\$449,900
Number of Units:	7
Lot Size:	15,602 SF
Building Size:	3,482 SF
Zoning:	U4
APN:	08703-000-000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	499	1,344	4,411
Total Population	928	2,537	9,036
Average HH Income	\$61,926	\$68,240	\$75,654

Jeff Rimes
352 339 6332



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

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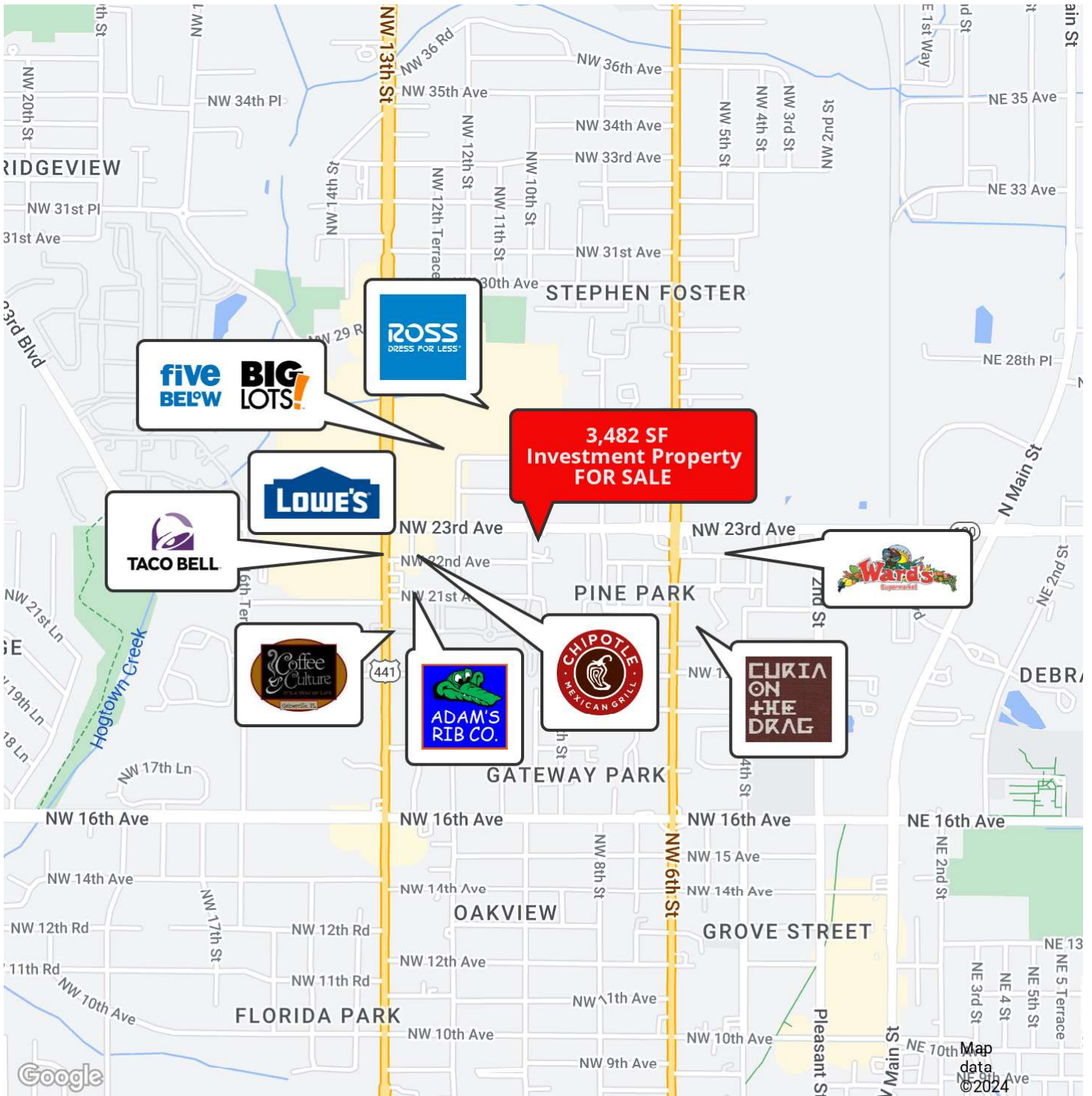


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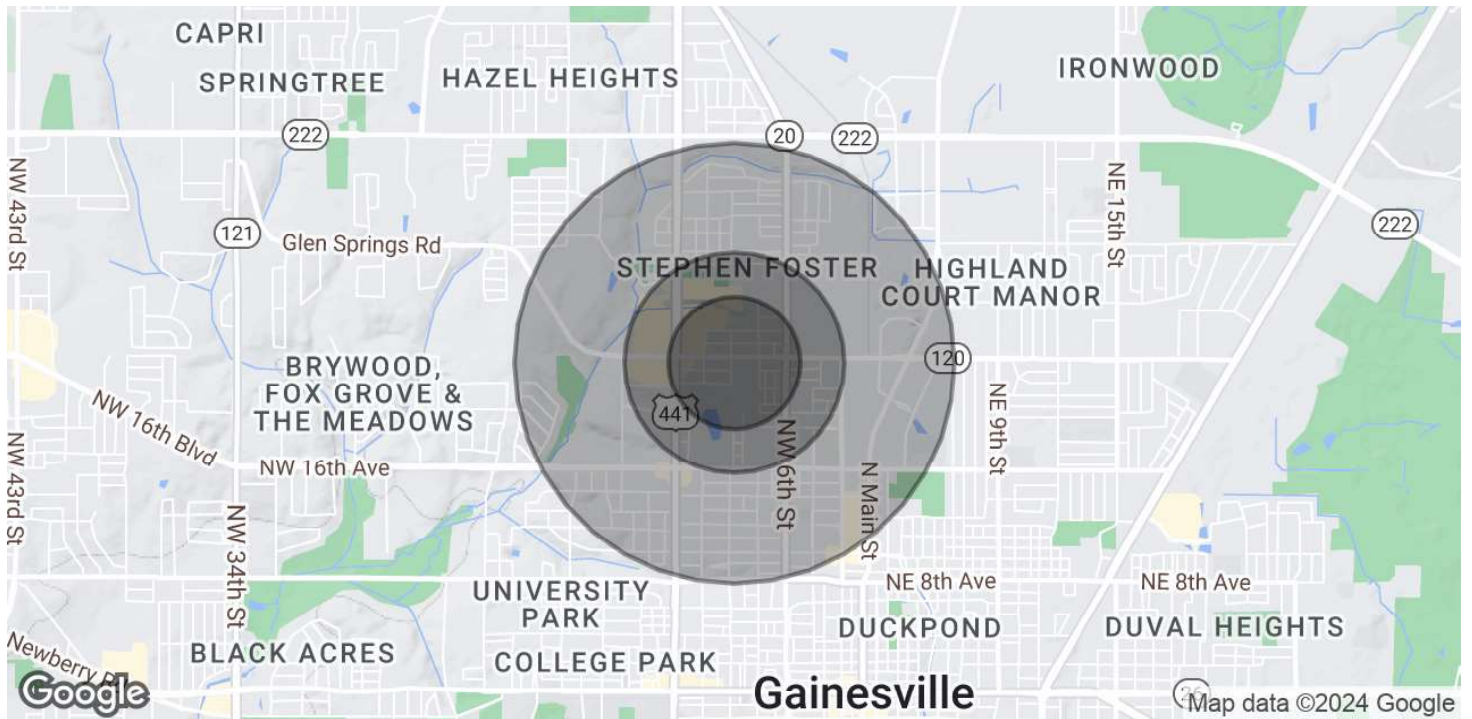


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	928	2,537	9,036
Average Age	37	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	499	1,344	4,411
# of Persons per HH	1.9	1.9	2
Average HH Income	\$61,926	\$68,240	\$75,654
Average House Value	\$241,768	\$253,254	\$250,922

Demographics data derived from AlphaMap

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