

# SALE

## 14 UNITS FOR SALE

409 NE 11th Street Gainesville, FL 32601



### PROPERTY DESCRIPTION

Great investment opportunity in Gainesville FL. All units rented between \$850 to \$1000. A rare find.

### PROPERTY HIGHLIGHTS

- 14 Unit Complex
- Good Investment Opportunity
- Located off of NE 8th Avenue

### OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	14
Building Size:	8,568 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,034	20,977	43,888
Total Population	6,938	59,887	116,837
Average HH Income	\$42,871	\$36,986	\$42,599

**Jeff Rimes**  
352 339 6332

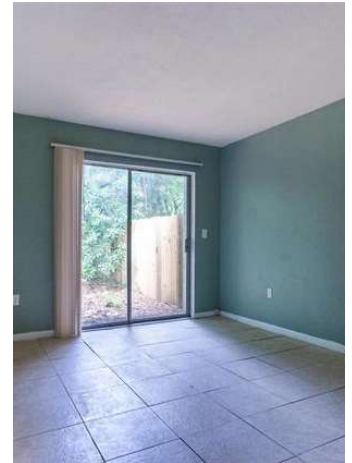


**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# SALE

## 14 UNITS FOR SALE

409 NE 11th Street Gainesville, FL 32601



**Jeff Rimes**  
352 339 6332

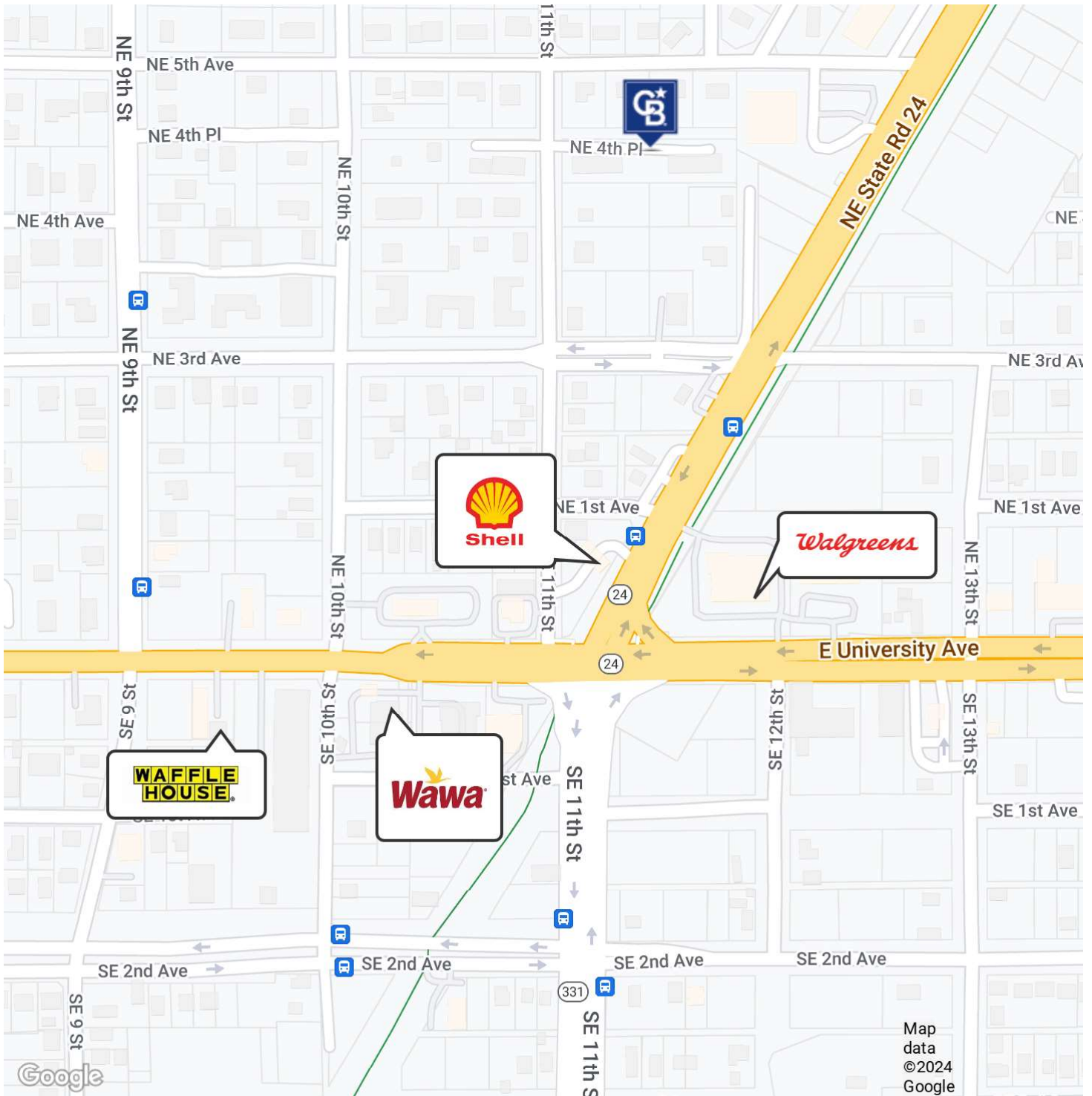


**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# SALE

## 14 UNITS FOR SALE

409 NE 11th Street Gainesville, FL 32601



**Jeff Rimes**  
352 339 6332

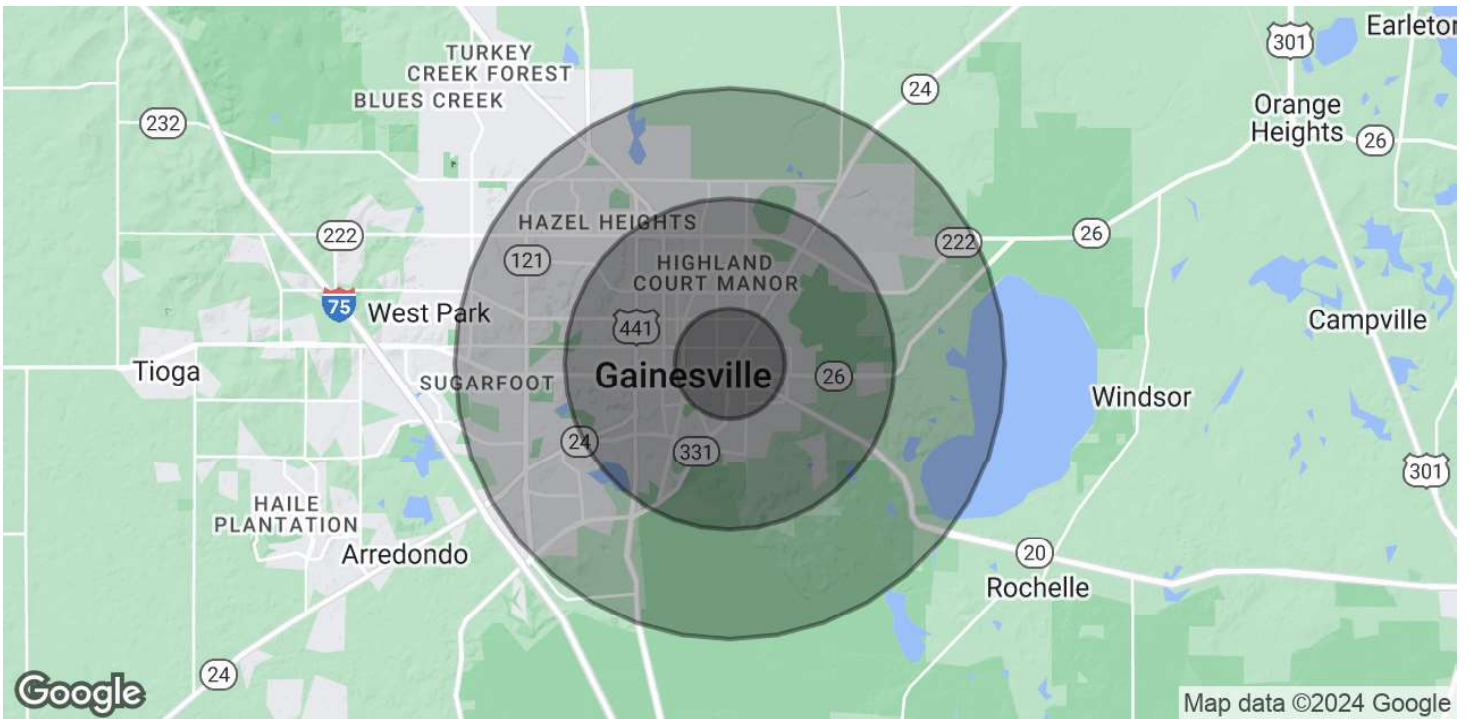


**COLDWELL BANKER  
COMMERCIAL**  
M.M. PARRISH REALTORS

# SALE

## 14 UNITS FOR SALE

409 NE 11th Street Gainesville, FL 32601



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,938	59,887	116,837
Average Age	30.9	26.9	28.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,034	20,977	43,888
# of Persons per HH	2.3	2.9	2.7
Average HH Income	\$42,871	\$36,986	\$42,599
Average House Value	\$177,083	\$182,934	\$194,840

2020 American Community Survey (ACS)

**Jeff Rimes**  
352 339 6332



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

# SALE

## 14 UNITS FOR SALE

409 NE 11th Street Gainesville, FL 32601



**JEFF RIMES**

Commercial Sales Associate

**Direct:** 352.339.6332 **Cell:** 352.339.6332  
jrimes@mmparrish.com



**TONY ESPETIA**

Realtor

**Cell:** 352.284.3131  
tespetia@mmparrish.com

---

**Jeff Rimes**  
352 339 6332



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