

SALE

1155 NORTHWEST 64TH TERRACE
1155 Northwest 64th Terrace Gainesville, FL 32605



PROPERTY DESCRIPTION

Turnkey Medical Office for Sale. Prime location near HCA North Florida Regional Medical Center. This attractive all-brick medical office features a new roof installed in 2020 with a 30-year warranty. The property is ideal for primary care, specialty practice, procedural suites, concierge medicine, or outpatient clinical services. The suite includes a welcoming reception/entry area, six fully functional front office workstations, a large 20'x15' exam room plus three other exam rooms, several offices, a staff break room, storage and restrooms. Beautiful and functional furniture is included in the sale. Building is a member of Doctor's Office Park Office Owners Association.

OFFERING SUMMARY

Sale Price:	\$670,000
Lot Size:	0.12 Acres
Building Size:	2,446 SF
Zoning:	MD
Traffic Count:	45500 AADT (on Newberry Rd)
Association:	\$750 dues quarterly

WHAT MAKES THIS BUILDING STAND OUT

- Beautiful exterior
- Professionally designed
- Clinical functionality
- Patient comfort, safety and security
- Premium construction quality
- Immediate operational readiness

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

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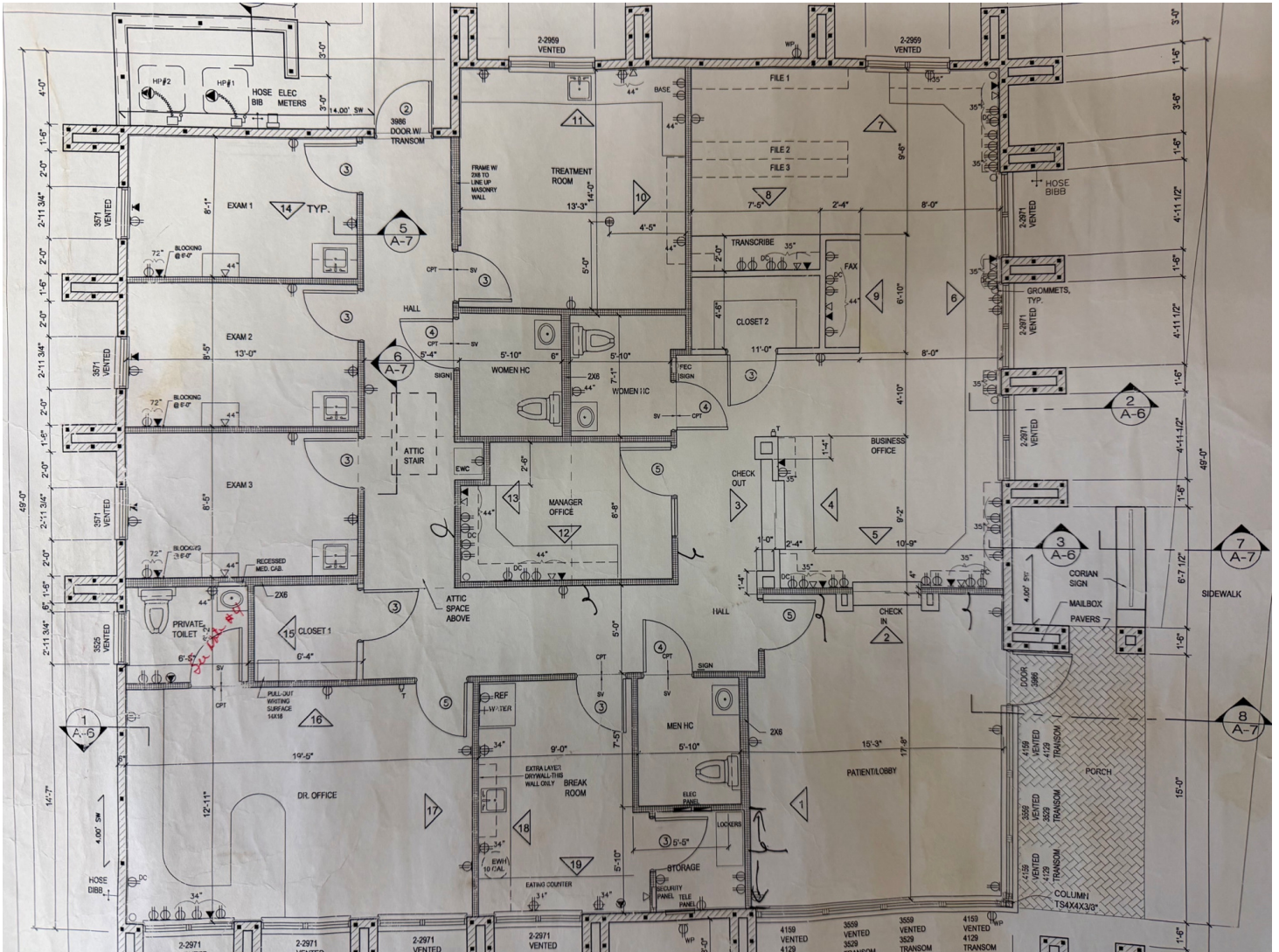


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You get so much more than walls...

PREMIUM BUILDING FEATURES

- Beautiful brick exterior
- Full guttering around building
- New roof 2020 with 30-year warranty
- Double pane Pella windows
- Sound-insulated walls and solid-core doors
- High grade door handles, locks and closures
- Built-in ADT security alarm system
- Emergency lighting system
- Office security safe
- Full attic storage space
- Designer Chair rails
- Bicycle Rack at front door

FURNITURE AND AMENITIES

- Leather waiting room chairs
- Recessed tray ceiling in waiting room and office
- Built-in overhead sound system
- Built-in water cooler for patient convenience
- Custom cabinetry and closets
- Carpet protection mats under chairs
- Private staff breakroom and restroom
- Lockable personal storage cubbies
- 18-cubic-foot refrigerator
- Kohler plumbing fixtures
- Corian surfaces throughout clinical areas
- Professional lighting design and finishes

CLINICAL/PROCEDURAL FACILITIES

- Electric-activated exam room stretchers
- Built-in physician's desk in all exam rooms
- Integrated ENT examination equipment
- Resuscitation board for emergency cardiac care
- Wall mounted collapsible desk for staff
- AED included
- Sound-controlled clinical rooms

MISCELLANEOUS

- Leather waiting room chairs
- Weatherproof mats inside and out of entries
- 12 dedicated parking spots w/2 handicap spots
- Stricker electronic automatic exam tables
- Welch Allen wall mounted otoscope and BP
- Landscaping maintained by contract thru HOA
- Lockboxes at front and back doors
- Hall and business office key locked storage areas
- Built in fire extinguisher cabinets
- Mounted display screens in treatment rooms
- Handicap accessible bathrooms
- Outdoor hose bibs
- Wired for internet

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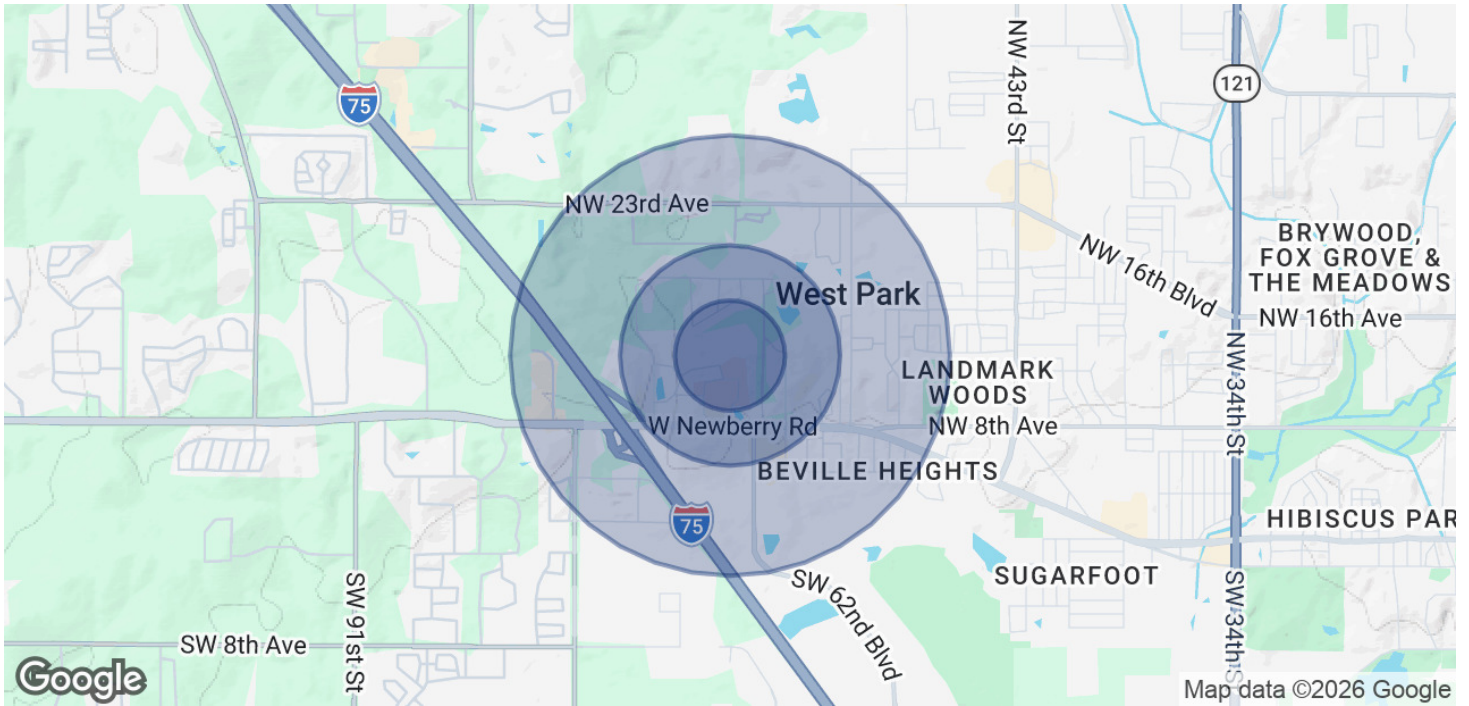


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	133	704	5,566
Average Age	48.3	43.2	38.8
Average Age (Male)	55.4	46.4	36.6
Average Age (Female)	43.8	40.4	40

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	43	259	2,307
# of Persons per HH	3.1	2.7	2.4
Average HH Income	\$154,989	\$112,042	\$95,957
Average House Value	\$372,048	\$355,768	\$301,903

2023 American Community Survey (ACS)

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

