

SALE

1300 NW 6TH ST

1300 NW 6th St Gainesville, FL 32601



PROPERTY DESCRIPTION

Second generation daycare building for sale. Main entry, multiple individual offices/classrooms as well as open classroom spaces throughout the building. Building also has three restrooms, a kitchenette, and fenced in yard space, as well as upstairs offices with restroom.

PROPERTY HIGHLIGHTS

- 3,524 SF building
- Historic 1953 building with character
- Ample parking for employees and visitors
- Proximity to local amenities and services

OFFERING SUMMARY

Sale Price:	\$399,950
Lot Size:	18,985 SF
Building Size:	3,524 SF
Parcel #:	09695-005-000
Zoning:	PD
Traffic Count:	16900 AADT

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	577	1,420	6,533
Total Population	1,119	2,760	13,962
Average HH Income	\$77,789	\$74,099	\$66,592

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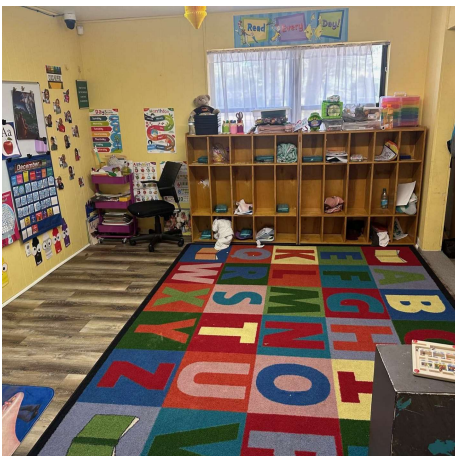
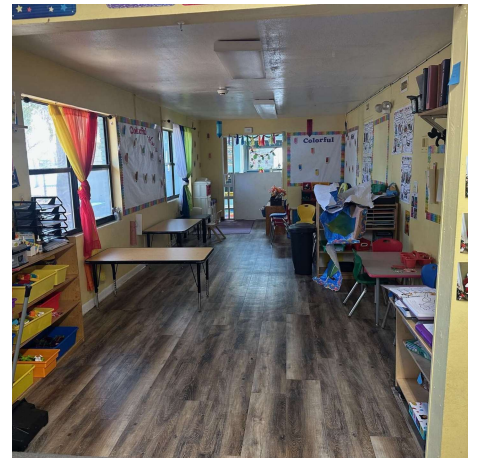
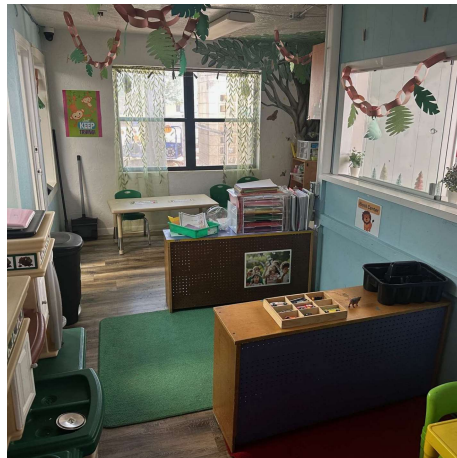
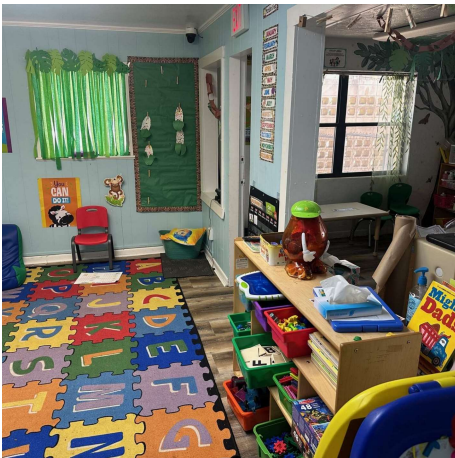
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**COLDWELL BANKER
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M.M. PARRISH REALTORS

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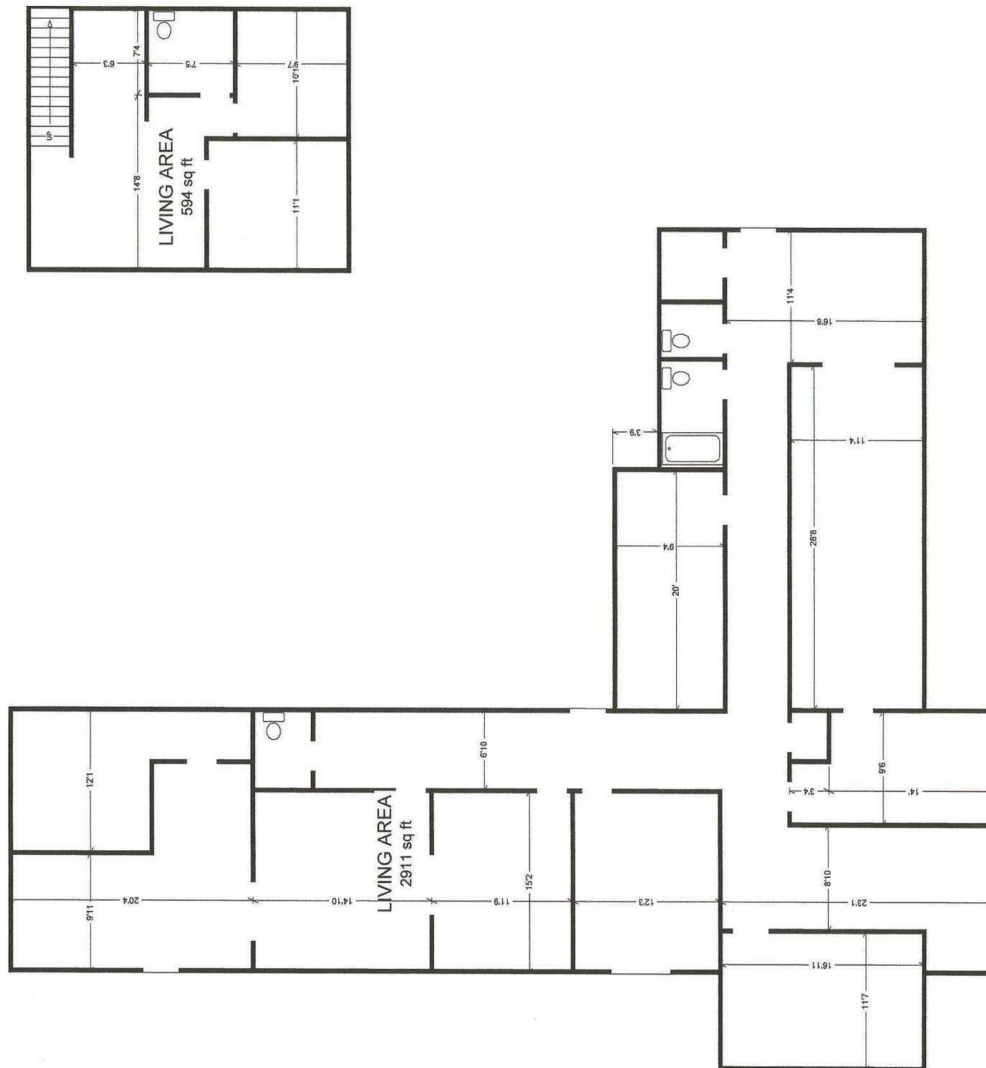


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DEAN R. CHESHIRE, MBA Licensed Real Estate Broker	MICHELLE CARTER Commercial Realtor*	CRAIG CARTER Commercial Realtor*
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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their 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!

