

# FOR SALE

## GREAT INVESTMENT OPPORTUNITY

626 NW 13th St Gainesville, FL 32601



### PROPERTY DESCRIPTION

Investment opportunity within 6 blocks of the University of Florida. Great redevelopment site for a mixed use or multi-family development. The property is currently developed with a 3218 square foot commercial building, a single family house and a duplex. All buildings on the site are occupied and generating a good income stream.

### PROPERTY HIGHLIGHTS

- Great Investment Opportunity
- Within 6 Blocks of the University of Florida

### OFFERING SUMMARY

Sale Price:	\$4,999,500
Lot Size:	.59 Acres
Building Size:	3,218
Zoning:	U6
APN:	15208-000-000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,329	39,020	68,504
Total Population	18,391	86,241	149,074
Average HH Income	\$35,734	\$47,757	\$49,163

**RALPH HILLIARD**  
352 284 4977

**Greg Johnson**  
352 281 1240



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

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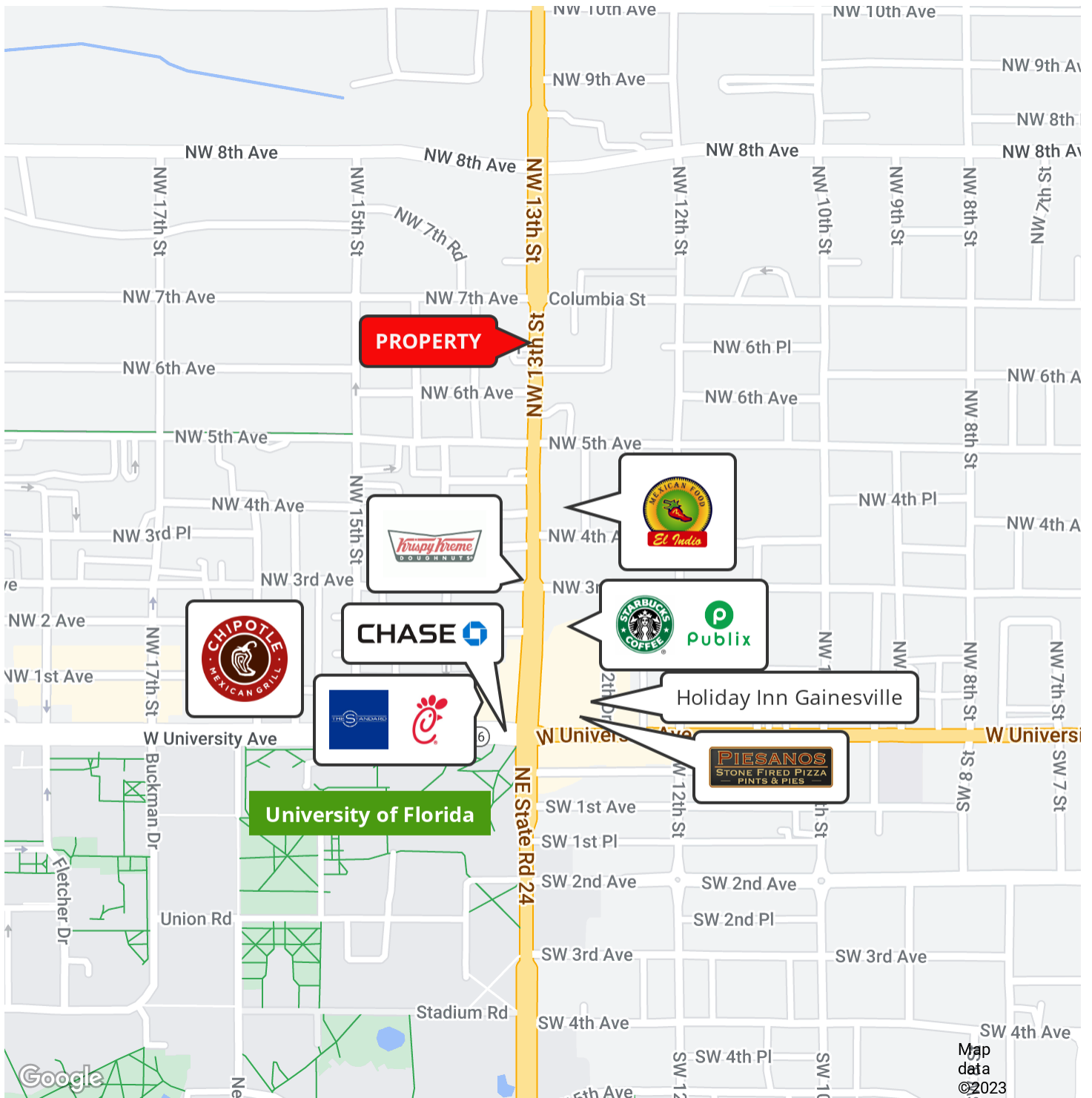


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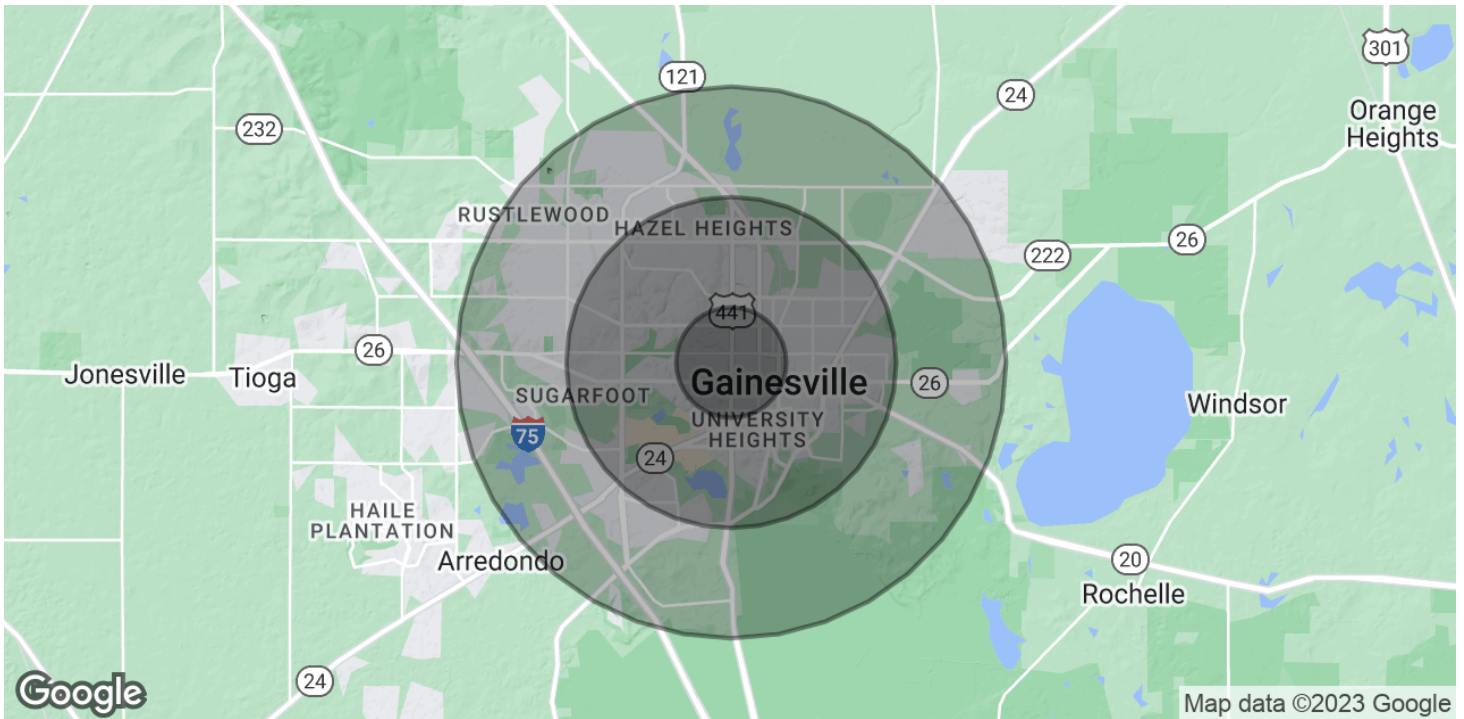


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,391	86,241	149,074
Average Age	23.5	30	31.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,329	39,020	68,504
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$35,734	\$47,757	\$49,163
Average House Value	\$139,555	\$171,768	\$153,964

\* Demographic data derived from 2020 ACS - US Census

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