

SALE

RESTAURANT OR REDEVELOPMENT OPPORTUNITY

2445 SW 13th St Gainesville, FL 32608



PROPERTY DESCRIPTION

Previously a restaurant, this prime commercial real estate offering consists of two parcels, presenting a unique opportunity for investors and developers. The property includes a versatile building, an adjacent parking lot, and an additional 0.60-acre parcel at the rear.

Zoned U7, this property allows for wide use, including

- Carwash
- Multifamily housing
- Drive-thru facilities
- Hotels
- Vehicle repair shops

PROPERTY HIGHLIGHTS

- Frontage on 13th Street
- U7 Zoning
- 3,367 SF Building

OFFERING SUMMARY

Sale Price:	\$1,195,000
Building Size:	3,367 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	374	1,175	4,340
Total Population	780	2,500	10,569
Average HH Income	\$69,426	\$67,115	\$57,826

Perry Pursell
352 665 9731

Shasta Schoellhorn
352 922 0048

Brent Riley
352 335 4999

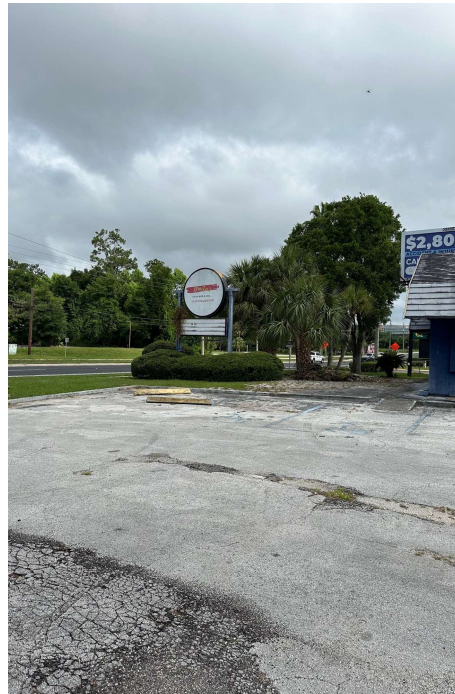


**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

SALE

RESTAURANT OR REDEVELOPMENT OPPORTUNITY

2445 SW 13th St Gainesville, FL 32608



Perry Pursell
352 665 9731

Shasta Schoellhorn
352 922 0048

Brent Riley
352 335 4999



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

SALE

RESTAURANT OR REDEVELOPMENT OPPORTUNITY

2445 SW 13th St Gainesville, FL 32608

Perry Pursell
352 665 9731

Shasta Schoellhorn
352 922 0048

Brent Riley
352 335 4999

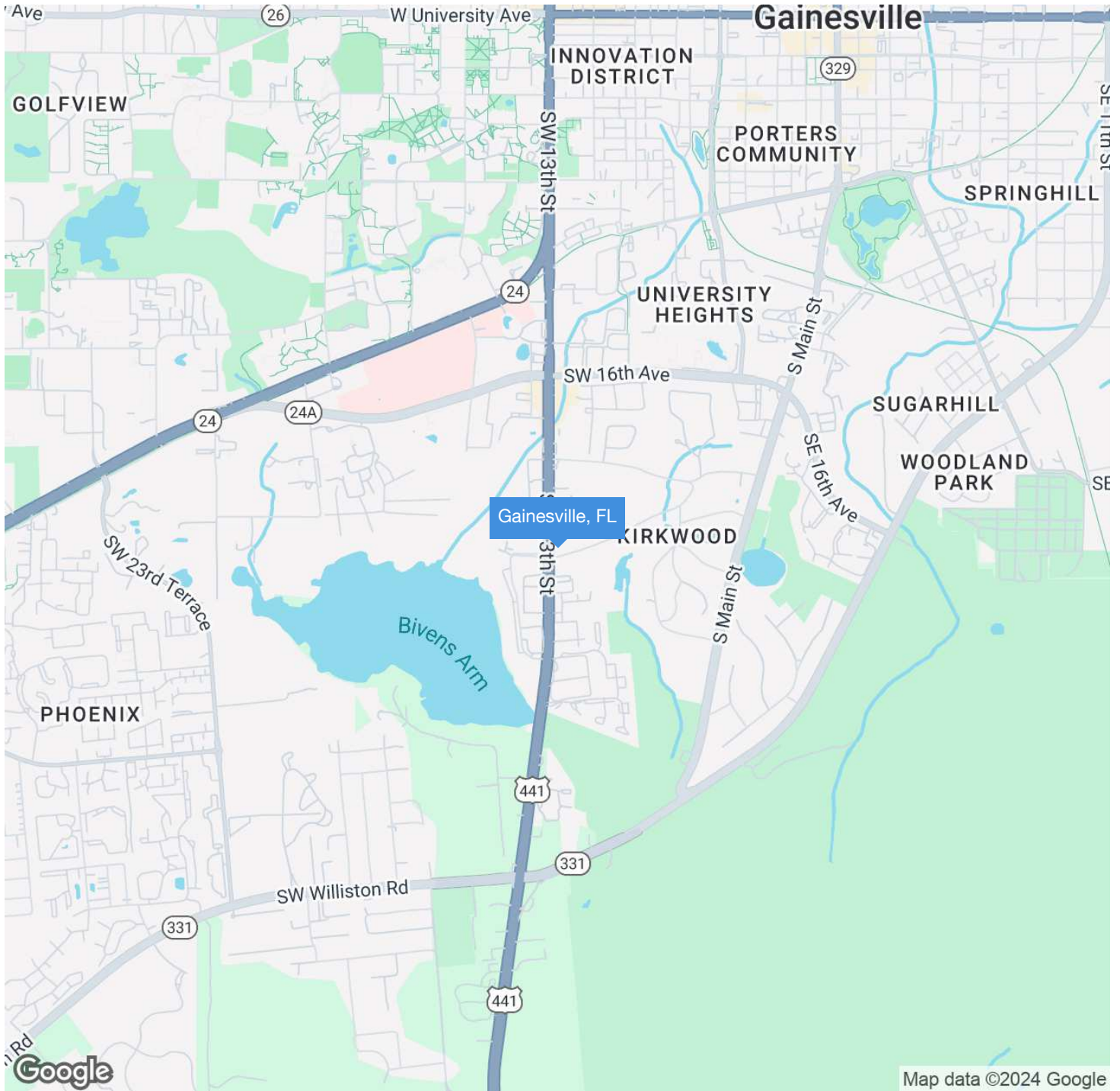


COLDWELL BANKER
COMMERCIAL
M.M. PARRISH REALTORS

SALE

RESTAURANT OR REDEVELOPMENT OPPORTUNITY

2445 SW 13th St Gainesville, FL 32608



Perry Pursell
352 665 9731

Shasta Schoellhorn
352 922 0048

Brent Riley
352 335 4999



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

SALE

RESTAURANT OR REDEVELOPMENT OPPORTUNITY

2445 SW 13th St Gainesville, FL 32608



PERRY PURSELL

Commercial Sales Associate

Direct: 352.665.9731 **Cell:** 352.665.9731
p2venture@aol.com



SHASTA SCHOELLHORN

Commercial Sales Associate

Direct: 352.922.0048 **Cell:** 352.922.0048
shasta@mmparrish.com

FL #259506759

Perry Pursell
352 665 9731

Shasta Schoellhorn
352 922 0048

Brent Riley
352 335 4999



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

SALE

RESTAURANT OR REDEVELOPMENT OPPORTUNITY

2445 SW 13th St Gainesville, FL 32608



BRENT RILEY

Commercial Sales Associate

Direct: 352.335.4999 **Cell:** 352.213.3333

briley@mmparrish.com

FL #0565557

Perry Pursell
352 665 9731

Shasta Schoellhorn
352 922 0048

Brent Riley
352 335 4999



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