

MULTIFAMILY PORTFOLIO FOR SALE

2901, 2953 & 3001 NW 14th Street | Gainesville, FL 32605

22 UNITS | \$2,400,000

Robert O'Brien
APT'S
2901

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

2901, 2953 & 3001 NW 14th Street, Gainesville, FL 32605



PROPERTY DESCRIPTION

The property is a 22-unit multifamily portfolio totaling 14,430 square feet across three concrete block buildings on 0.96 acres, positioned within walking distance to several restaurants and shops and within two miles of the University of Florida. The unit mix includes 17 one-bedroom/one-bath units and five two-bedroom/one-bath units, with tenants responsible for all utilities. Several units have been renovated, providing an investor with the ability to continue interior updates, increase rents toward market levels, and improve overall curb appeal through targeted landscaping enhancements. Current in-place rents are below market, with one-bedroom units averaging \$900 compared to estimated market rents of \$1,100, and two-bedroom units averaging \$975 compared to estimated market rents of \$1,400. The MU-1 zoning and existing site configuration may also provide additional density potential, including the opportunity to remove the centrally located duplex and construct additional multifamily units in its place.

	OBRIEN	MAGNOLIA	DUPLEX	TOTALS
Construction	Concrete Block	Concrete Block	Concrete Block	
Units	12	8	2	22
Total SF	8,252	4,836	1,342	14430
No of Buildings	2	1	1	
No of Stories	2	2	1	
Year Built	1965	1964	1954	
Roof Type/Age	Asphalt/Tar&Gravel	Asphalt/Shed	Asphalt (Gable/Hip)	
County	Alachua	Alachua	Alachua	
Parcel #	08978-003-000	08978-008-000	08978-001-000	
Zoning	MU1	MU1	MU1	
Acres	0.3	0.29	0.37	0.96
Parking	on-site (open)	on-site (open)	on-site (open)	
Tenant Pays	All utilities	All utilities	All utilities	
Washer/Dryer	Community	Community	In Front Unit A	

OFFERING SUMMARY

Sale Price:	\$2,400,000
Unit Price:	\$109,090
Number of Units:	22
Lot Size:	0.99 Acres
Total SF:	14,534 SF

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COMPLETE HIGHLIGHTS

2901, 2953 & 3001 NW 14th Street, Gainesville, FL 32605



PROPERTY HIGHLIGHTS

- Portfolio of three adjacent multifamily properties
- 22 total units
- 100% Fully leased
- Located in the heart of Gainesville yet totally private on zero traffic street just one block off NW 13th Street
- 2 miles from the University of Florida
- 3 miles from UF Health/Shands and VA Hospitals

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NEED TO KNOW

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OBRIEN - 2901 NW 14TH ST GAINESVILLE, FL 32605

UNIT	BED/BATH	STATUS	IN-PLACE RENT	MARKET RENT	DEPOSIT	LEASE END
1	1/1.00	Occupied	\$850	\$1,100	\$850	07/31/2026
2	1/1.00	Occupied	\$900	\$1,100	\$800	07/31/2026
3	1/1.00	Occupied	\$800	\$1,100	\$750	07/31/2026
4	1/1.00	Occupied	\$875	\$1,100	\$875	07/31/2027
5	1/1.00	Occupied	\$875	\$1,100	\$875	07/31/2027
6	1/1.00	Occupied	\$900	\$1,100	\$1,000	07/31/2026
7	1/1.00	Occupied	\$850	\$1,100	\$1,100	07/30/2026
8	1/1.00	Occupied	\$900	\$1,100	\$900	07/31/2027
9	2/1.00	Occupied	\$1,000	\$1,400	\$900	07/31/2026
10	2/1.00	Occupied	\$1,000	\$1,400	\$850	07/31/2026
11	2/1.00	Occupied	\$900	\$1,400	\$900	07/31/2026
12	2/1.00	Occupied	\$1,000	\$1,400	\$1,000	07/31/2026
12 UNITS		100% OCCUPIED	\$10,850	\$14,400	\$10,800	

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MAGNOLIA - 3001 NW 14TH ST GAINESVILLE, FL 32605

UNIT	BED/BATH	STATUS	IN-PLACE RENT	MARKET RENT	DEPOSIT	LEASE END
1	1/1.00	Occupied	\$925	\$1,100	\$800	07/31/2026
2	1/1.00	Occupied	\$925	\$1,100	\$900	07/31/2026
3	1/1.00	Occupied	\$925	\$1,100	\$850	07/31/2026
4	1/1.00	Occupied	\$925	\$1,100	\$850	07/31/2026
5	1/1.00	Occupied	\$925	\$1,100	\$1,800	07/31/2026
6	1/1.00	Occupied	\$950	\$1,100	\$950	07/31/2027
7	1/1.00	Occupied	\$900	\$1,100	\$900	07/31/2027
8	1/1.00	Occupied	\$950	\$1,100	\$1,900	07/31/2026
8 UNITS		100% OCCUPIED	\$7,425	\$8,800	\$8,950	

DUPLEX - 3005 NW 14TH ST GAINESVILLE, FL 32605

UNIT	BED/BATH	STATUS	IN-PLACE RENT	MARKET RENT	DEPOSIT	LEASE END
1	2/1.00	Occupied	\$1,300	\$1,500	\$1,300	11/03/2025
2	1/1.00	Occupied	\$900	\$1,100	\$850	07/31/2026
2 UNITS		100% OCCUPIED	\$2,200	\$2,600	\$2,150	

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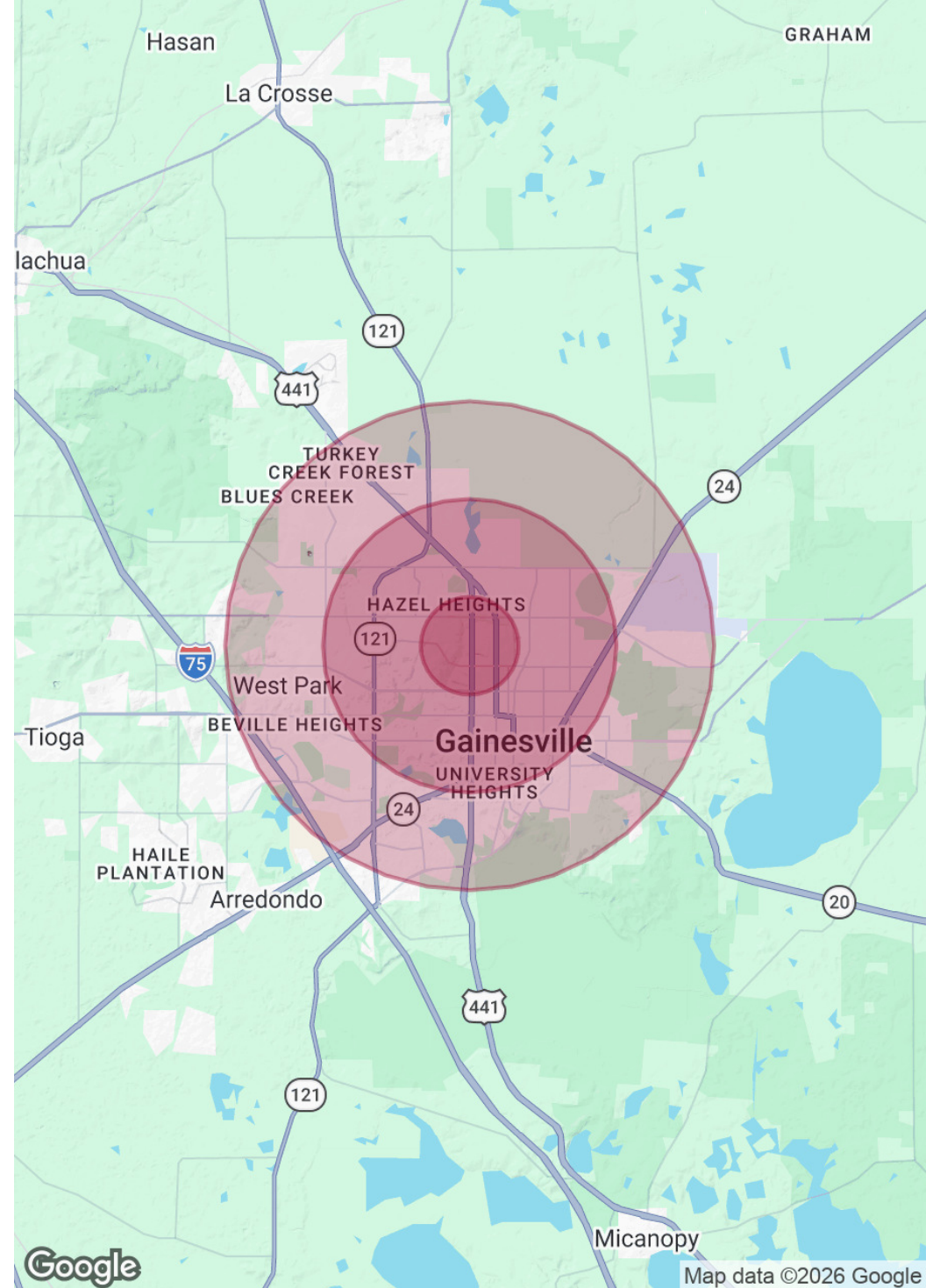
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,092	81,095	149,247
Average Age	39.0	32.3	32.6
Average Age (Male)	34.1	31.5	31.7
Average Age (Female)	45.4	34.0	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,847	31,321	60,468
# of Persons per HH	2.1	2.6	2.5
Average HH Income	\$72,452	\$74,645	\$73,609
Average House Value	\$232,220	\$252,387	\$248,379

2023 American Community Survey (ACS)



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