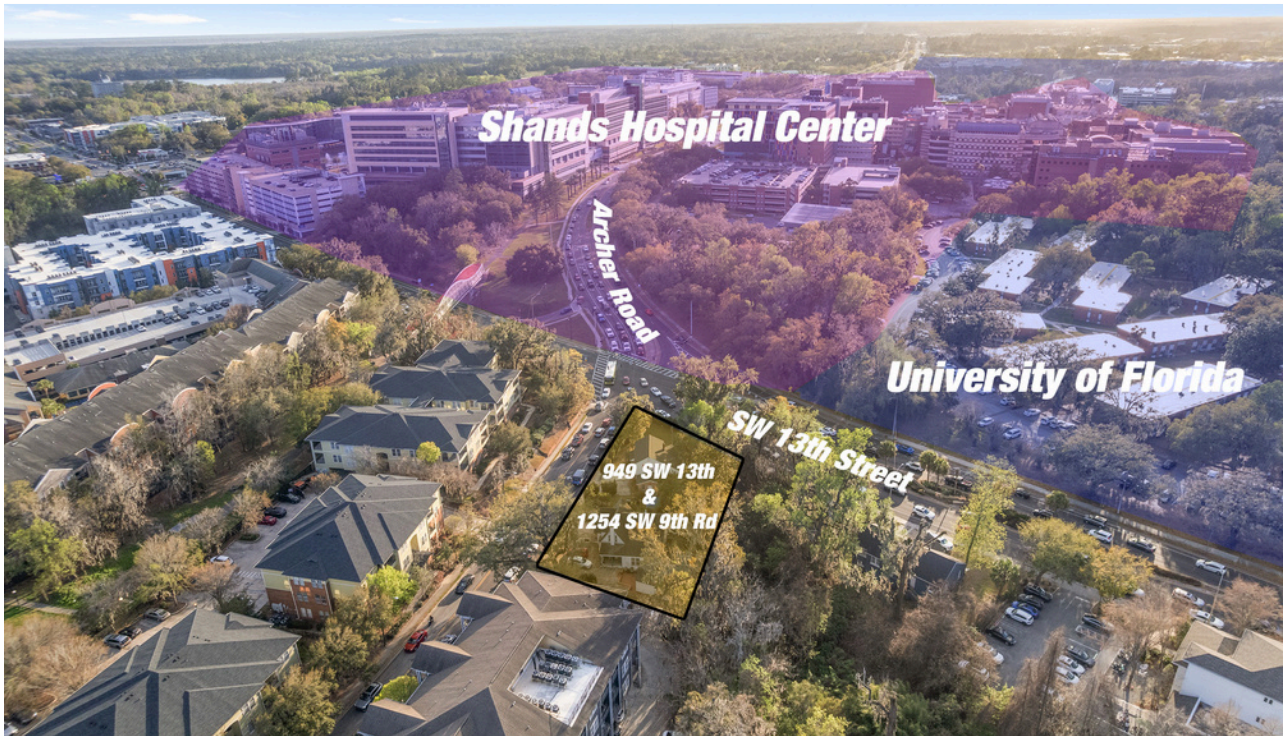


For Sale: 2 Houses on SW 13th St/Archer Rd Intersect!

.62 Acres Zoned U-9 with over 138' of road frontage directly on SW 13th Street.



**949 SW 13TH STREET & 1254 SW 9TH ROAD,
GAINESVILLE, FL 32601**



2 houses with 6 figures of recent upgrades!



ASKING PRICE **\$1,600,000**



Eric Leightman, Broker

352-219-2879

eric.leightman@gmail.com

www.UFproperties.com

PROPERTY OVERVIEW

Exclusive opportunity to own 2 upgraded houses right across the street from UF and Shands, and just 1 block from Sorority Row.

With .62 total acres and zoned U-9, unique parcels like this do not come available often. Frontage on SW 13th Street and SW 9th Roads, which total over 20,000 combined AADT.

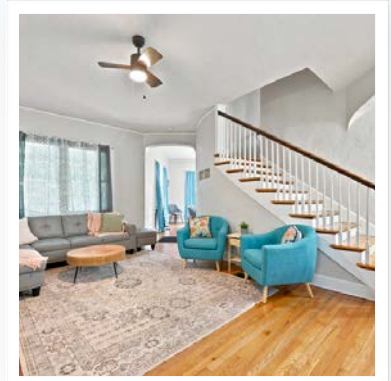
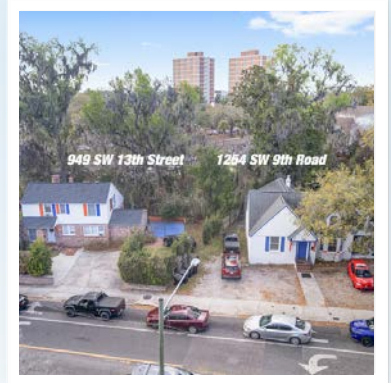
Was rented for past 3 years at \$12,000/month triple net lease. 1254 SW 9th Rd now rented and 949 SW 13th Street is being used as an Airbnb - Fully furnished with brand new furniture!

Located in the Opportunity Zone with high density zoning allowing for commercial, residential, or multi-family, this is a perfect property to hold as a long-term investment with value-add opportunities. Lots of potential for future development in a one-of-a-kind location.



949 SW 13th Street, Gainesville, FL 32601

- 4 bed/2 bath house
- .39 acres
- Large side yard facing 13th Street that fits up to 10 cars
- 2,096 sq. ft.
- New Kitchen w/Quartz counters, stainless appliances, and newer cabinets
- Beautiful new sanded real wood flooring
- Fully furnished with brand new furniture
- Brand New AC in summer 2026
- Newer roof in 2021
- Re-piped in 2021
- Newer paint
- Large deck in back

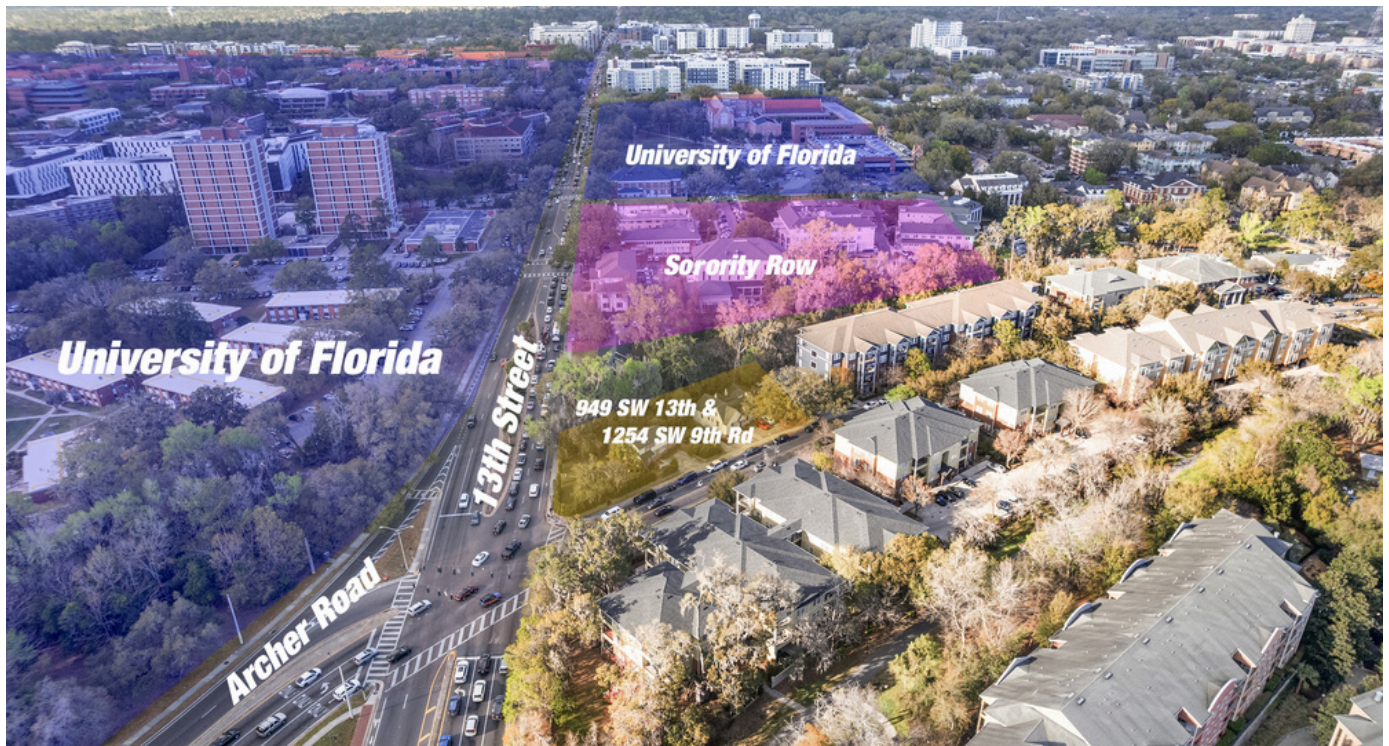
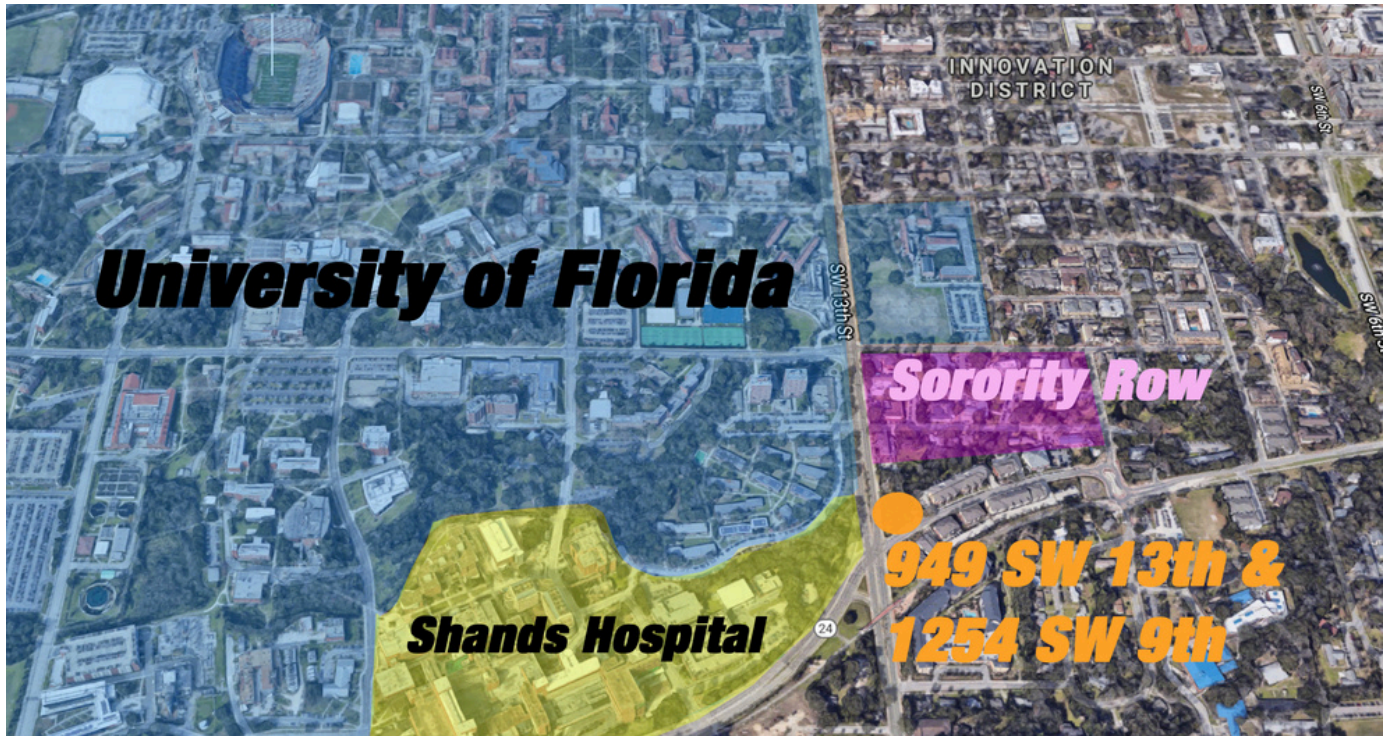


1254 SW 9th Road, Gainesville, FL 32601

- 6 bed/4 bath house
- .23 acres
- Newer Kitchen with stainless appliances and new cabinets
- Real wood floors
- New bathrooms
- Newer AC in 2021
- 2,579 sq. ft.
- Large deck on the back of the property



Property Details



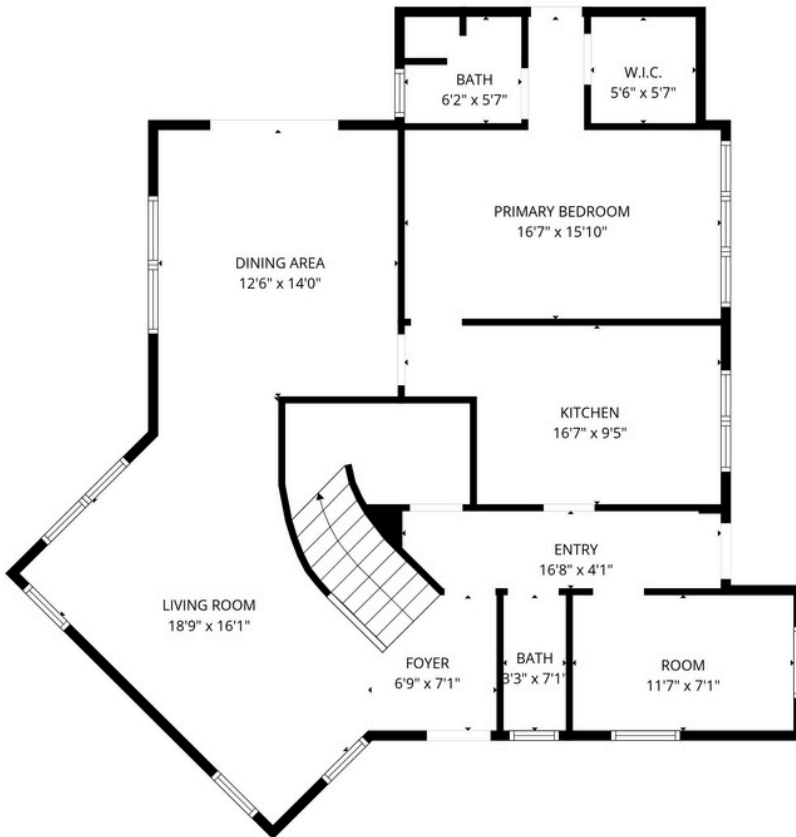
Property Details



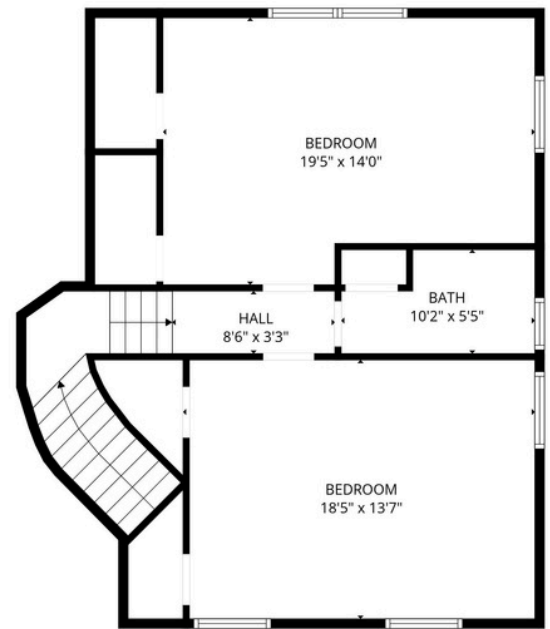
949 SW 13th Street

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Floorplan



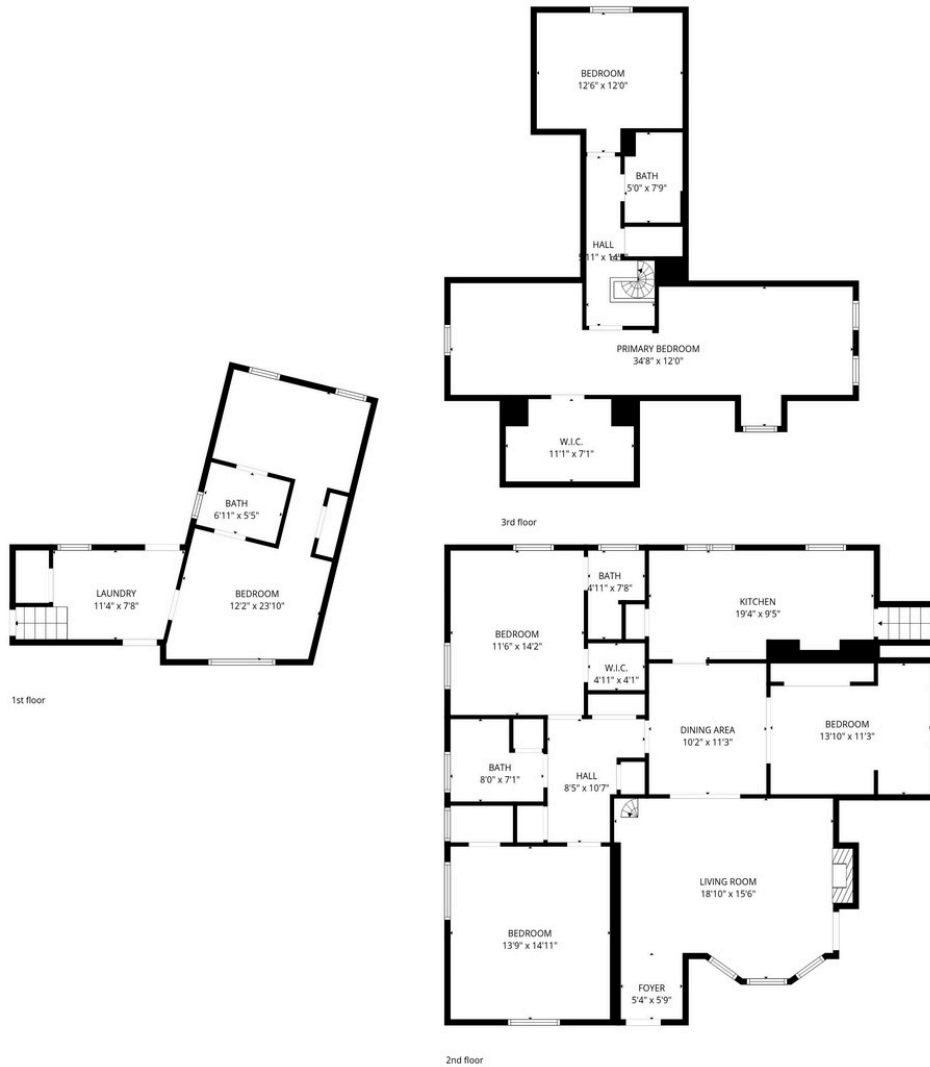
1st floor



2nd floor

1254 SW 9th Road

Floorplan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

