



**KWC TEAM**  
YOUR VISION. OUR EXPERTISE. UNSTOPPABLE RESULTS

**FOR SALE OR FOR LEASE**



Prime Office Condo in Gainesville's Bustling Newberry Road Corridor

**\$270,000**  
**\$20/SF/NN**

**Property Features**

-  0.30 AC
-  1,570 SF
-  1994; 2002

# 7733 West Newberry Road Gainesville, FL 32606

## Property Description

Located in the heart of Gainesville's high-traffic Newberry Road corridor, this 1,570 SF office condo offers prime accessibility just half a mile from I-75 and minutes from North Florida Hospital. Surrounded by national retailers and dining options, this versatile space is ideal for medical, dental, or professional office use. The well-maintained brick building features ample parking, easy access, and a professional setting with beautiful landscaping.

The space is BP-zoned, allowing for a range of business opportunities. Amenities include a kitchenette, restroom, conference room, and reception area, making it a turnkey solution for your business needs. Whether expanding your practice or investing in a high-demand area, this office condo is a rare opportunity in Gainesville's thriving commercial district.



**Brent Line – Commercial Director**

 (352) 281-0996  
 [brentline@kwcommercial.com](mailto:brentline@kwcommercial.com)  [www.brentline.com](http://www.brentline.com)

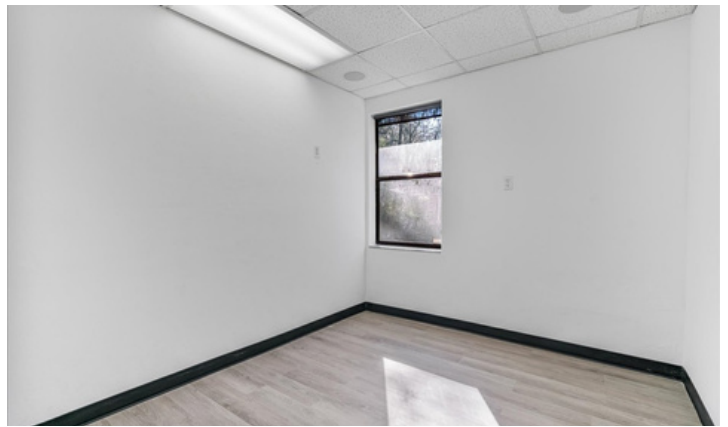
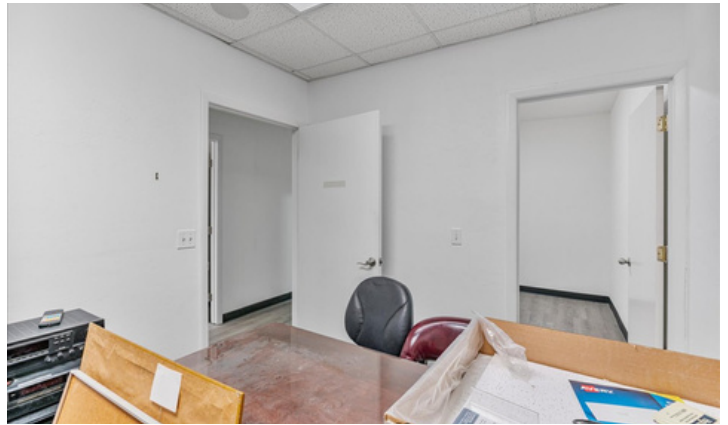
Each Office Is Independently  
Owned and Operated.





### Property Details

Price	\$270,000   \$20/SF/NN	Land Area	0.30 AC
Available SF	1,570 SF	Building FAR	0.40
Built/Renovated	1994; 2002	Zoning	BP
Stories	1	Parcel	06656-010-002
Tenancy	Multiple	Parking	20 (12.74/1,000 SF)

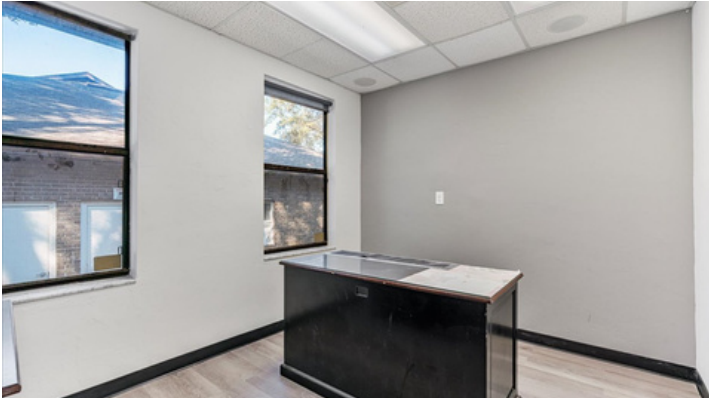






**KWC TEAM**  
YOUR VISION. OUR EXPERTISE. UNSTOPPABLE RESULTS

7733 West Newberry Road  
Gainesville, FL 32606



**Brent Line - Commercial Director**

(352) 281-0996  
brentline@kwcommercial.com [www.brentline.com](http://www.brentline.com)

Each Office Is Independently  
Owned and Operated.







**KWC TEAM**  
YOUR VISION. OUR EXPERTISE. UNSTOPPABLE RESULTS

7733 West Newberry Road  
Gainesville, FL 32606



Brent Line - Commercial Director

(352) 281-0996  
brentline@kwcommercial.com [www.brentline.com](http://www.brentline.com)

Each Office Is Independently  
Owned and Operated.

