



Prime Office Condo in Gainesville's Bustling Newberry Road Corridor

## 7733 West Newberry Road Gainesville, FL 32606

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

### Property Features

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

### 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

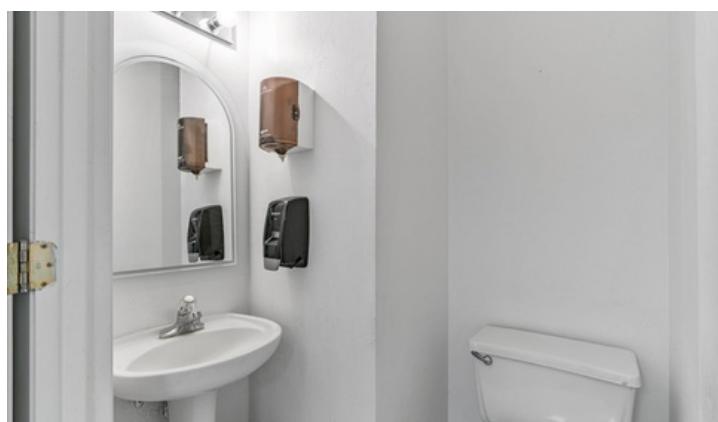
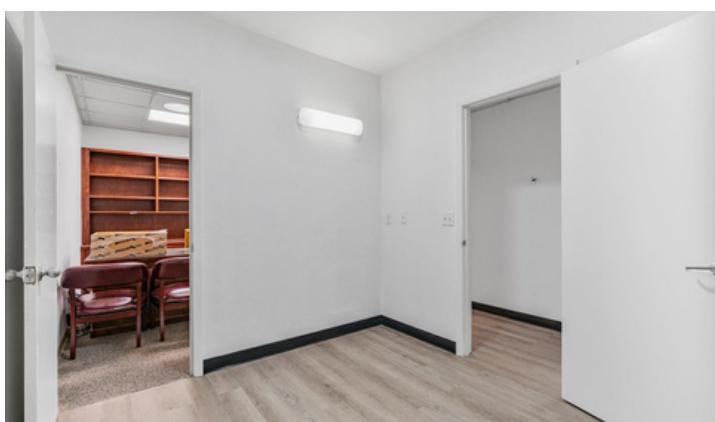
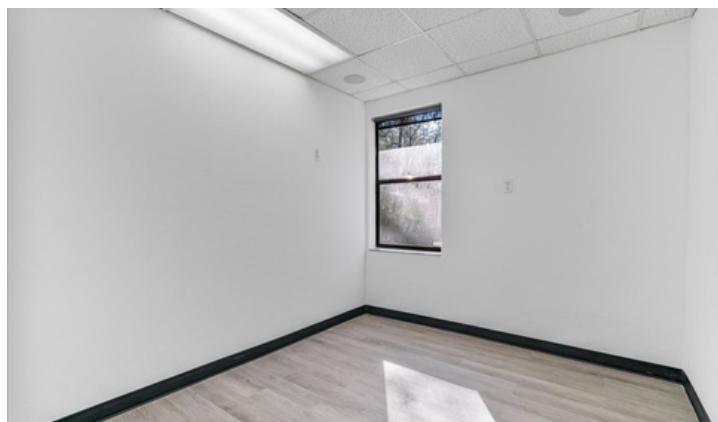
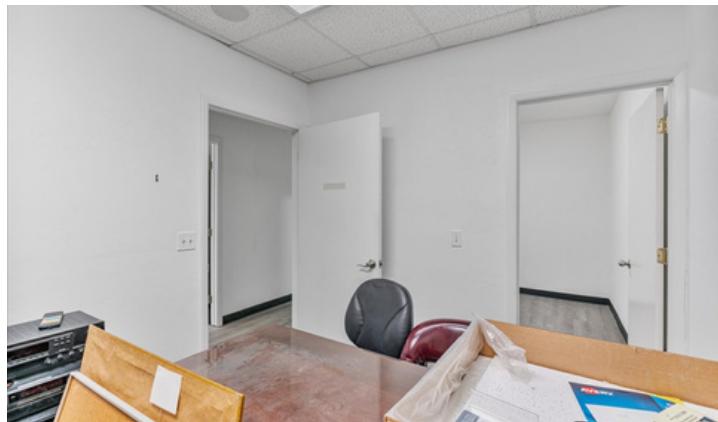
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**Property Details**

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


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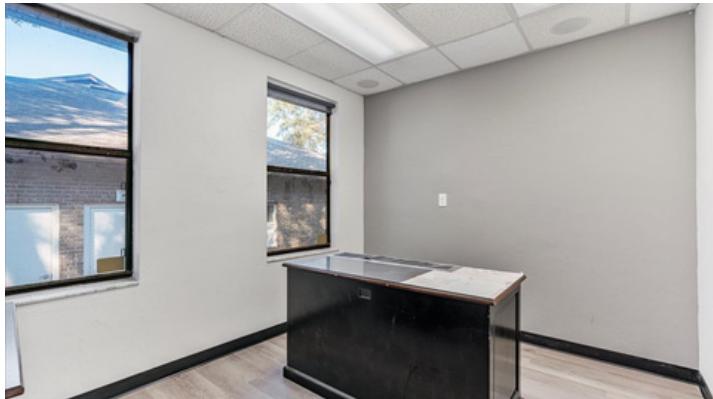
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