

INDUSTRIAL PROPERTY FOR SALE

JUST REDUCED!
\$1,750,000



 **1201 E UNIVERSITY AVE.**
GAINESVILLE, FL 32601



11,238 SF
TOTAL BUILDING SIZE

INDUSTRIAL WAREHOUSE WITH RESIDENTIAL APARTMENTS – OWNER USER OR INVESTOR OPPORTUNITY



WAREHOUSE SPACE



APARTMENTS ABOVE



OFFICE / SHOWROOM



APARTMENT INTERIOR

PROPERTY HIGHLIGHTS

- ✓ 11,238 SF total building size
- ✓ Functional industrial warehouse with office/showroom area
- ✓ Two (2) 2-Bedroom / 1-Bath Apartments included (above garage section)
- ✓ Multiple grade-level roll-up doors
- ✓ Flexible layout suitable for various industrial and commercial uses
- ✓ Strategic location on E University Ave. with excellent visibility and access

PROPERTY SPECIFICATIONS

	Building Size:	11,238 SF
	Land Size:	0.88 Acres (38,333 SF)
	Property Type:	Industrial
	Zoning:	U7
	Year Built / Renovated:	1955 / Renovated
	Clear Height:	Up to 18'
	Loading:	(4) Grade-Level Doors
	Power:	3-Phase Power
	Parking:	Ample On-Site Parking
	Apartments:	Two (2) 2 Beds / 1 Bath

EXCELLENT ACCESS & VISIBILITY

- ✓ Situated on E University Ave. between SE 12th St. and SE 13th St.
- ✓ High traffic corridor with excellent exposure
- ✓ Convenient access to major routes and downtown Gainesville



0.5 MILES



3.5 MILES

DOWNTOWN
GAINESVILLE

2.1 MILES



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INFORMATION

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyer or tenant to verify all information.