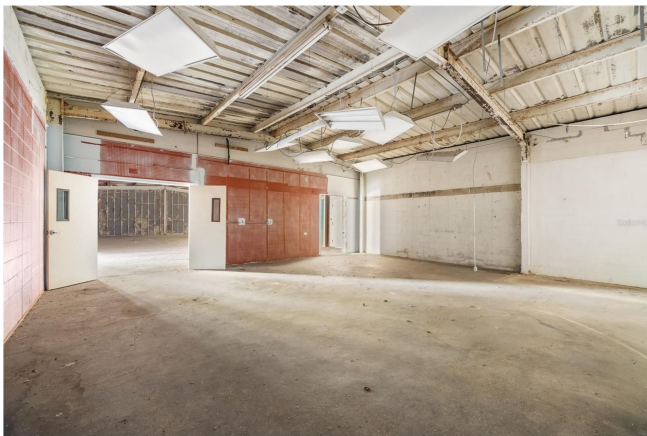
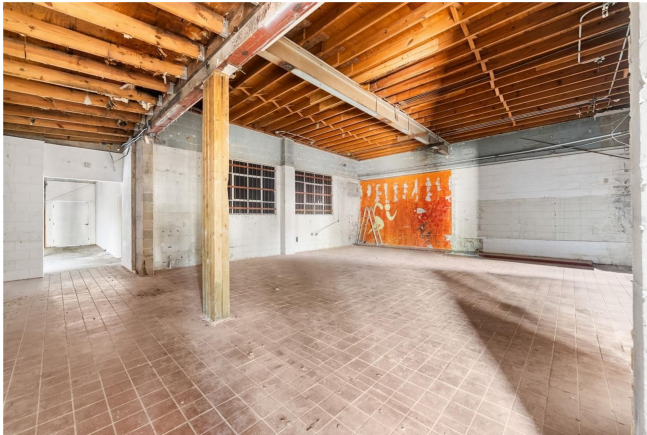


COMMERCIAL MIXED-USE

519 NW 10TH AVE, GAINESVILLE, FL 32601

\$750,000

TB8490687



Commercial mixed-use opportunity at the signalized corner of NW 10th Ave and NW 6th St in Gainesville's Grove Street District. Building totals 6,019 SF on a prominent corner lot with high visibility and pedestrian traffic. Interior has been gutted and is ready for tenant build-out. Sale includes approved architectural plans, mechanical and structural engineering drawings, active building permits, restaurant design plans, and branding assets. Zoning supports restaurant and/or retail use. Property is situated within the Grove Street corridor, adjacent to Cypress & Grove Brewing Company and surrounded by established independent retail and food and beverage tenants. The Grove Street Farmers Market operates weekly on Mondays from 4-7 PM on adjacent lots, drawing over 1,000 visitors and 92 vendors per week. Buyer to verify all zoning, permitted uses, and permit status with City of Gainesville prior to closing. All dimensions and information deemed reliable but not guaranteed.



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