

GROUP HOUSING OPPORTUNITY NEAR UNIVERSITY

1002 W University Ave | Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



Eric Ligman
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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

1002 W University Ave | Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$2,495,000
Building Size:	15,971 SF
Price / SF:	\$156.22
Year Built:	1900
Zoning:	U9

PROPERTY OVERVIEW

Collier Hall, at the corner of 10th Street and University Avenue, is a three-story brick building featuring 37 bedrooms, shared bathrooms, a fully equipped communal kitchen with fryers, stovetops, and a walk-in freezer, plus an on-site food hall. There's a central outdoor courtyard for studying or relaxing, along with a welcoming front porch. The property is fully equipped with a fire suppression and alarm system. With its solid brick construction, just a bit of TLC will have it move-in ready for next semester.

PROPERTY HIGHLIGHTS

- Within 3 blocks walking distance to University of Florida
- Suitable for sorority or fraternity
- 37 bedrooms
- Fire suppression system

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HISTORIC OVERVIEW

Collier Hall is a three-story brick building constructed around 1900, originally known as Georgia Seagle Hall and developed as one of Gainesville's early purpose-built communal residential buildings serving the University of Florida community. Designed with shared living in mind, the property featured numerous bedrooms, common bathrooms, and gathering spaces that supported student and group housing during a formative period in the city's growth. As Gainesville and the university expanded, the building continued its role as group housing and was later known as Paradigm Hall, reflecting a continued emphasis on collaborative, community-oriented residential use. In more recent decades, the property became known as Collier Hall, maintaining its historic function as large-scale student and organizational housing. Its architectural features—including a prominent front porch, interior courtyard, and durable brick construction - a characteristic of early 20th-century institutional residential design. Located along West University Avenue, one of Gainesville's most historic corridors connecting downtown to campus, the building has remained closely tied to academic life for over a century and stands today as a rare surviving example of turn-of-the-century student housing, valued for both its longevity and its enduring role in Gainesville's educational and social history.

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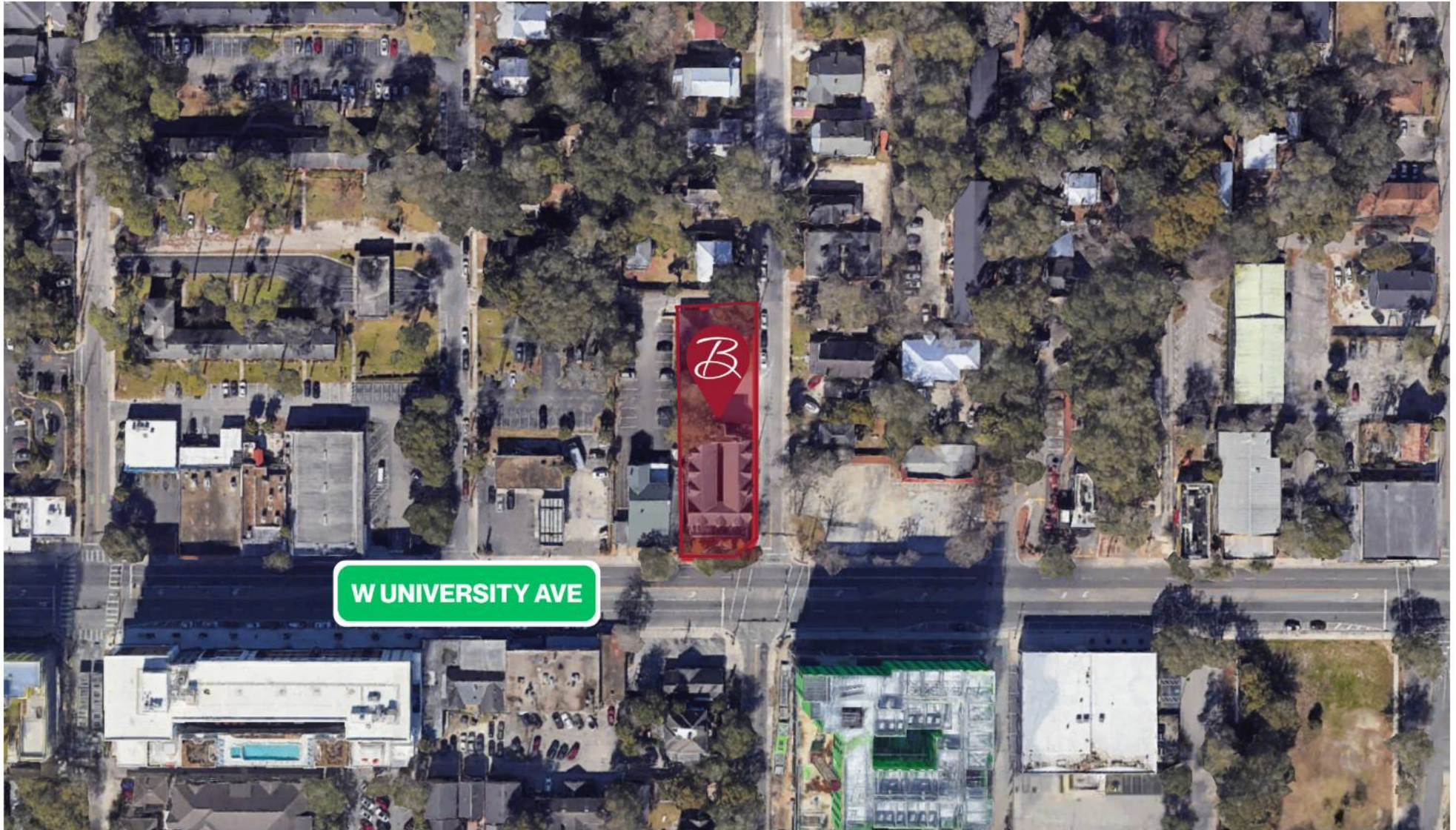
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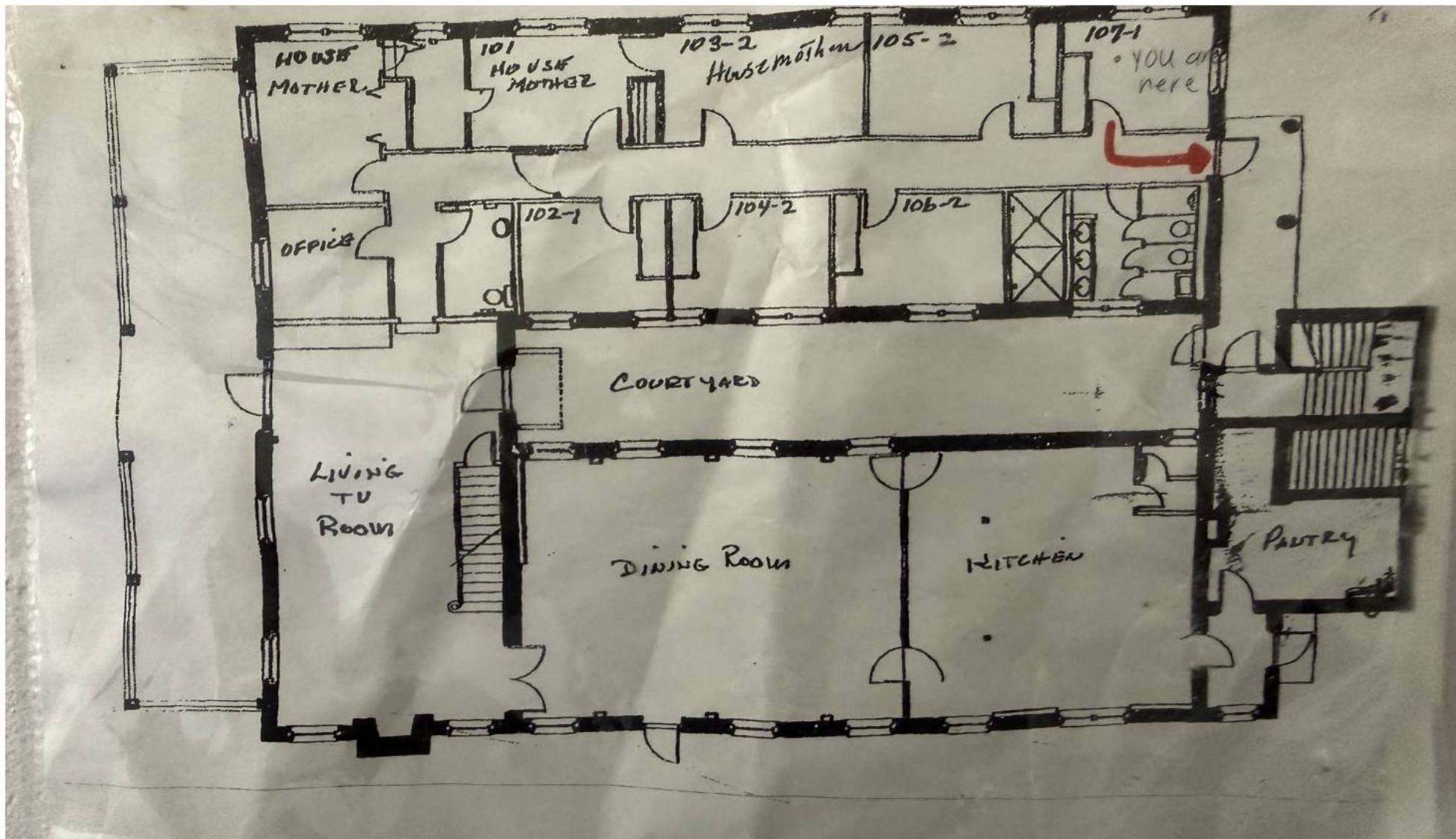


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ADDITIONAL PHOTOS

1002 W University Ave | Gainesville, FL 32601



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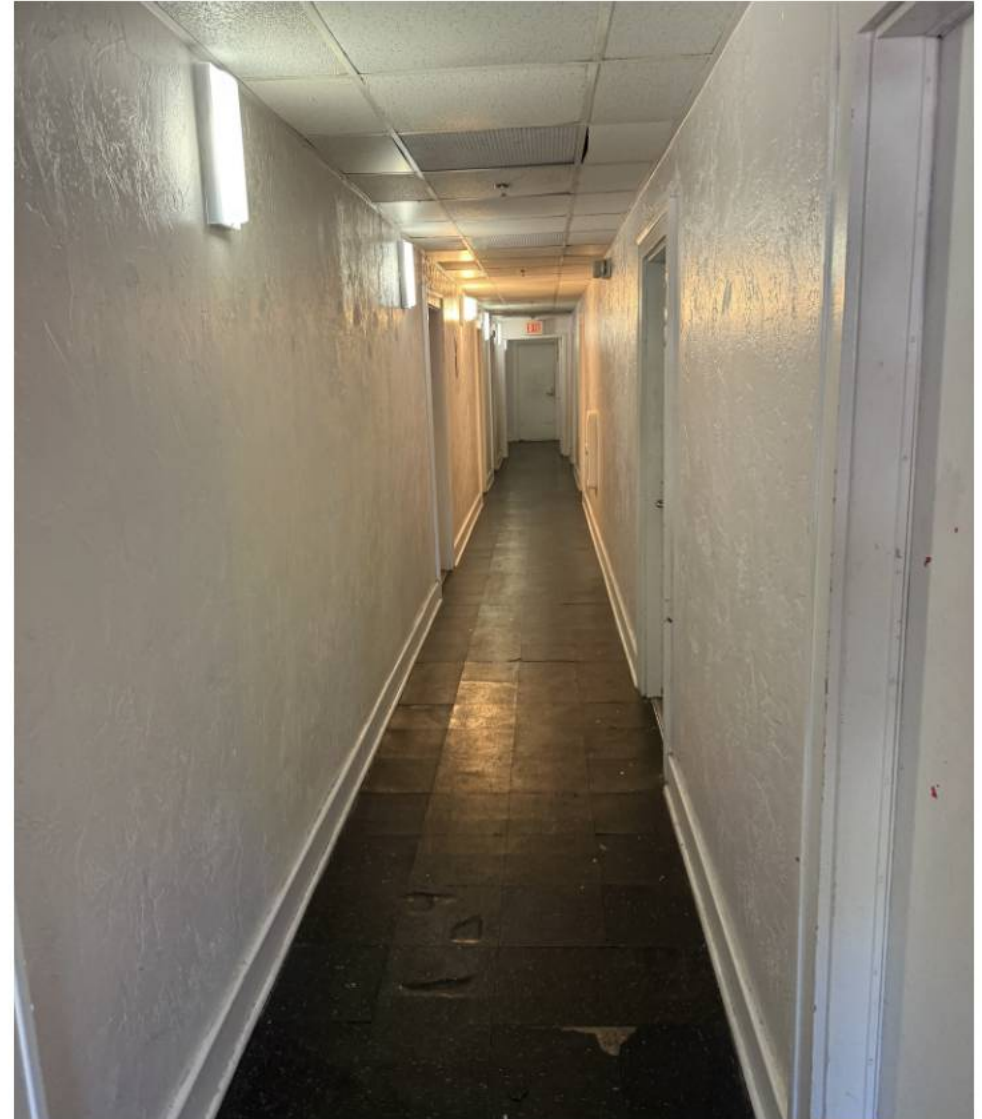
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DEMOGRAPHICS MAP & REPORT

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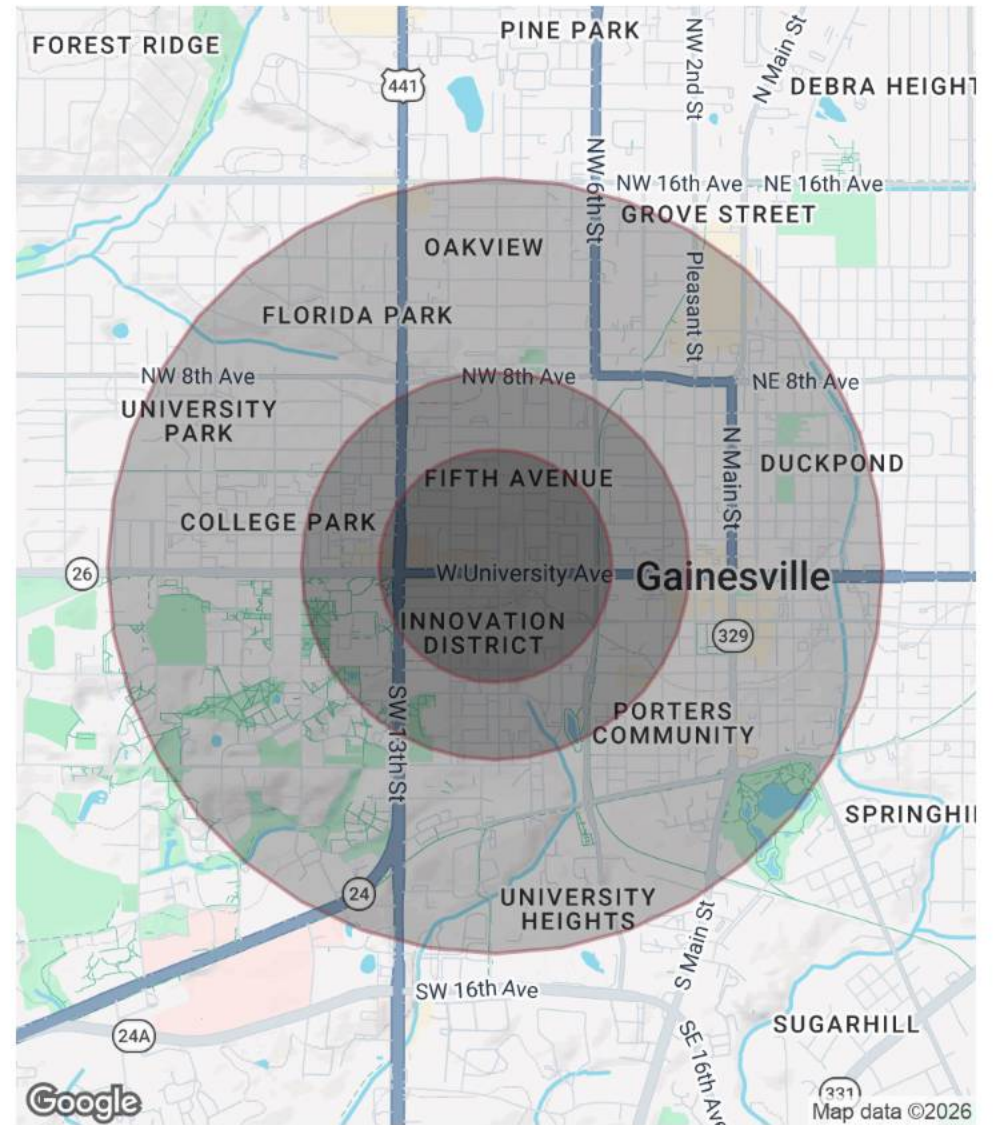
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,833	9,702	26,239
Average Age	25	27	27
Average Age (Male)	26	28	28
Average Age (Female)	24	26	27

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,486	4,092	9,497
# of Persons per HH	2.6	2.4	2.8
Average HH Income	\$36,563	\$39,860	\$42,241
Average House Value	\$319,469	\$294,889	\$305,619

2020 American Community Survey (ACS)



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ADVISOR

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ERIC LIGMAN

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PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

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