

FOR SALE | MEDICAL OFFICE | 9,427 SQFT | \$1,700,000



PARK AVE MEDICAL

1014 NW 57TH ST, GAINESVILLE, FL 32605

LISTING PRICE

\$1,700,000

FOR MORE INFORMATION PLEASE CONTACT

JORDAN FENNELL

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LISTING PRICE

\$1,700,000

Price Per SF **\$180/SF**

Recent Improvements **New Stucco, Exterior Paint & HVAC (2026)**

Address **1014 NW 57TH ST
GAINESVILLE, FL 32605**

Property Type **Office**

Sub Type **Medical Office, Executive Office**

Occupancy **Vacant — Ready for Immediate Occupancy**

Sale Type **Owner-User / Investment**

Class **B**

Total Building SqFt **9,427 SqFt**

Total Parking Spaces **41**

Year Built **1996**

Lot Size **0.75 Acres**



ABOUT THIS OPPORTUNITY

✓ Just Renovated — Move-In Ready

All-new stucco & exterior paint (2026), new HVAC, fresh interior paint.

No near-term capital expenditures expected.

9,427 SF two-story freestanding turnkey medical building — a rare owner-user opportunity in Gainesville's Park Avenue Medical District. With 22+ fully equipped exam rooms, multiple nurses' stations, and a build-out that would cost hundreds of thousands to replicate, this property is ready for immediate occupancy.

Stop paying rent and start building equity. SBA 504 financing may be available for qualified owner-users — potentially as little as 10% down.

PROXIMITY TO MAJOR MEDICAL HUBS:

- 0.5 mi to HCA North Florida Hospital & I-75
- 1.5 mi to UF Health / Shands | Surrounded by 40+ medical offices

FIRST FLOOR:

- Spacious reception | 12+ exam rooms w/ sinks | Multiple nurses' stations
- Break room, private offices, data room | 4 ADA bathrooms

SECOND FLOOR:

- Additional waiting/reception | 10+ exam rooms w/ sinks | Conference Room
- 3 ADA bathrooms | Break room, nurse/lab space

INFRASTRUCTURE:

- New stucco & exterior paint | New HVAC | Fresh interior paint
- Climate-controlled data room | 41 parking spaces on-site

UTILITIES & SITE IMPROVEMENTS:

- 5 electric meters (4 suite + 1 house meter) - ideal for multi-tenant use
- 2 water meters - 1 dedicated to building, 1 dedicated to irrigation
- Extensive tree work, landscaping & fully redone irrigation system (2026)

AERIAL VIEW

PARK AVE MEDICAL
1014 NW 57TH ST, GAINESVILLE, FL 32605



PROPERTY LOCATION

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AERIAL MAP

PARK AVE MEDICAL
1014 NW 57TH ST, GAINESVILLE, FL 32605

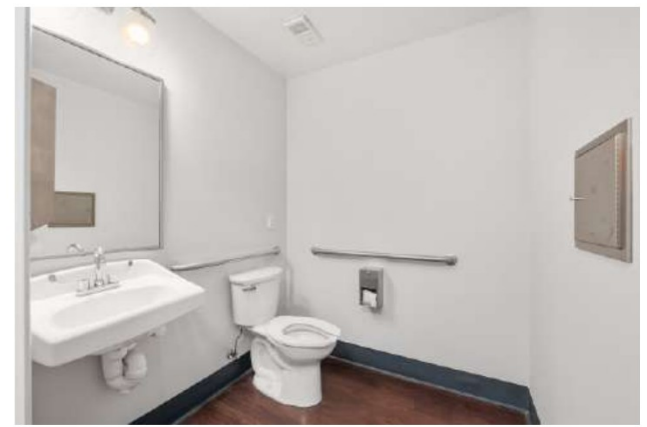




INTERIOR PHOTOS

PARK AVE MEDICAL
1014 NW 57TH ST, GAINESVILLE, FL 32605

FIRST FLOOR



INTERIOR PHOTOS

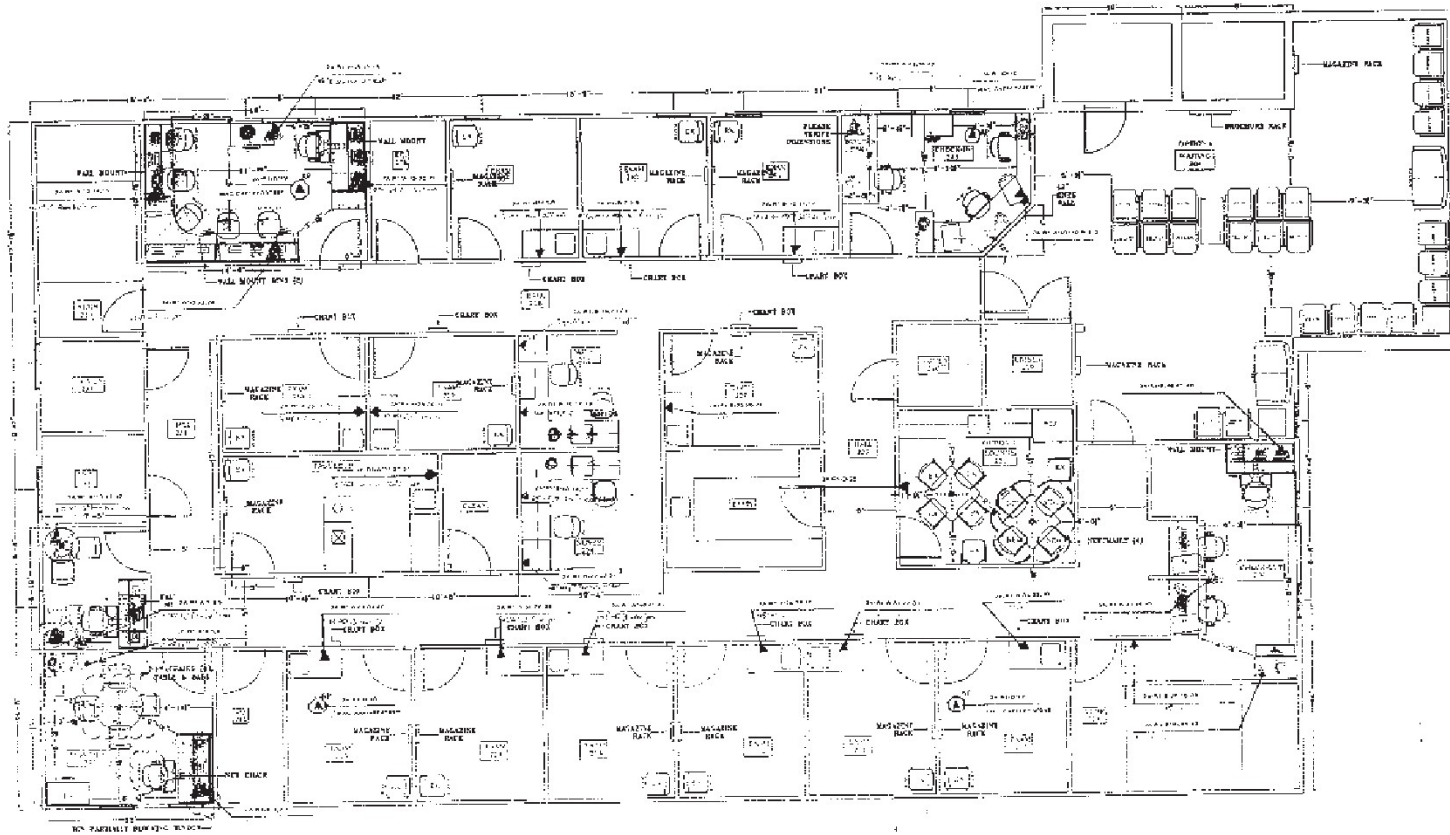
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SECOND FLOOR



FLOOR PLAN

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2ND FLOOR

GAINESVILLE, FLORIDA

Gainesville, Florida is a vibrant, growing market driven by the University of Florida's prominence, expanding healthcare and tech sectors, and a diverse, educated population. Medical real estate continues to command strong demand, with the Park Avenue Medical District representing one of the most established healthcare corridors in North Florida.

UF HEALTH

particularly in areas close to the university and downtown. With a mix of urban revitalization, transportation infrastructure, and a high quality of life, Gainesville presents an attractive destination for both residents and investors alike.

UF HEALTH

UF Health is a cornerstone of Gainesville's healthcare infrastructure, offering exceptional medical care, cutting-edge research, and education for the next generation of healthcare professionals. As one of the largest employers in the region, with more than 30,000 faculty and staff members across its hospitals, clinics, and research centers, UF Health plays a pivotal role in the local economy.



UF Health is a cornerstone of Gainesville's healthcare infrastructure, with more than 30,000 faculty and staff. As one of the largest employers in the region, UF Health fuels sustained demand for medical office space in the surrounding corridor.

PARK AVE MEDICAL DISTRICT

Park Avenue Medical District – Gainesville, FL

Located just off Newberry Road, the Park Avenue Medical District is one of Gainesville's most established healthcare corridors. Home to 40+ medical and professional offices, the district is strategically positioned between UF Health and North Florida Hospital, and just minutes from the University of Florida campus and I-75.

This high-demand area offers:

Proximity to major hospitals and UF research facilities

Strong patient referral networks and specialist clustering

Easy access, high visibility, and ample supporting amenities

Long-term stability and growth fueled by Gainesville's expanding healthcare sector

PARK AVE MEDICAL DISTRICT

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- Proximity to major hospitals and UF research facilities
- Strong patient referral networks and specialist clustering
- Easy access, high visibility, and ample supporting amenities
- Long-term stability fueled by Gainesville's expanding healthcare sector

SBA 504 FINANCING AVAILABLE

Qualified owner-users may be eligible for SBA 504 financing — potentially as little as 10% down on a fully built-out medical facility. Own your space, build equity, and eliminate the uncertainty of rent escalations.

OFFICE | SINGLE TENANT | 9,427 SQFT



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