

SALE

PROFESSIONAL OFFICE AVAILABLE

1204 Northwest 69th Terrace, Suite B Gainesville, FL 32605



PROPERTY DESCRIPTION

Beautifully redecorated professional office with 5 private offices, large lobby, 2 rest rooms, large reception desk and workspace. Ample storage space, large windows with beautiful views offer a very pleasant work environment. HVAC is only 3 years old. Building has a new roof and is in excellent condition. Office also has a kitchenette and large entry hall. This second floor office has a large stairway as well as a convenient elevator for easy access. Property has plenty of on-site parking for staff and clients. This development "Professional Complex" is set up as a fractional ownership with the six property owners sharing common area expenses.

PROPERTY HIGHLIGHTS

- Professional Office With 5 Private Offices. Large Lobby and Reception Area
- Close to North Florida Hospital and Medical Offices
- Near W Newberry Road and I-75
- Plenty of On-Site Parking

OFFERING SUMMARY

Sale Price:	\$249,000
Condo Fee:	\$1,625 Quarterly
Building Size:	1,671 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,334	28,090	68,611
Total Population	5,787	66,312	170,406
Average HH Income	\$82,065	\$104,035	\$95,747

Shasta Schoellhorn
(352) 922-0048



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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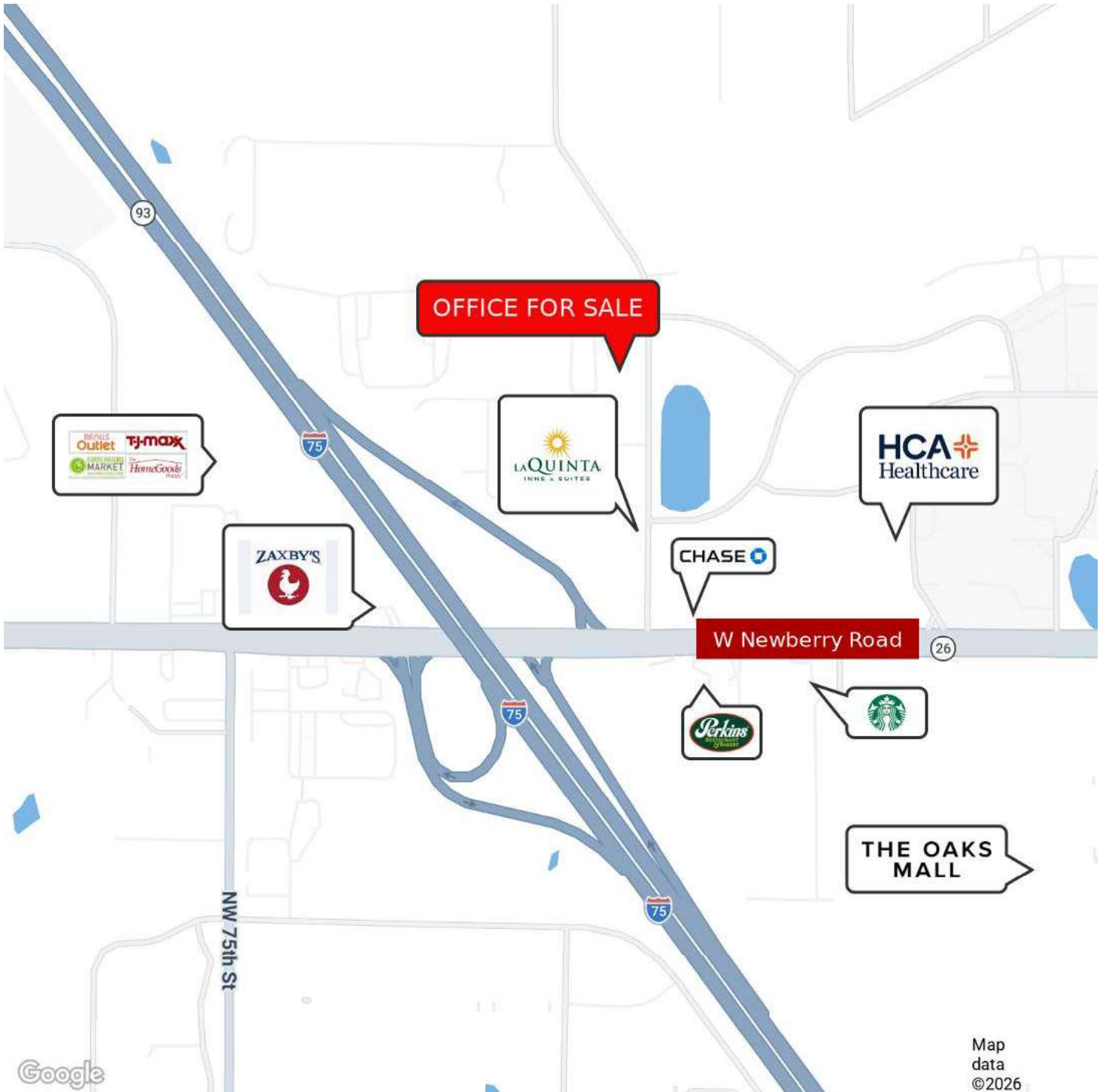


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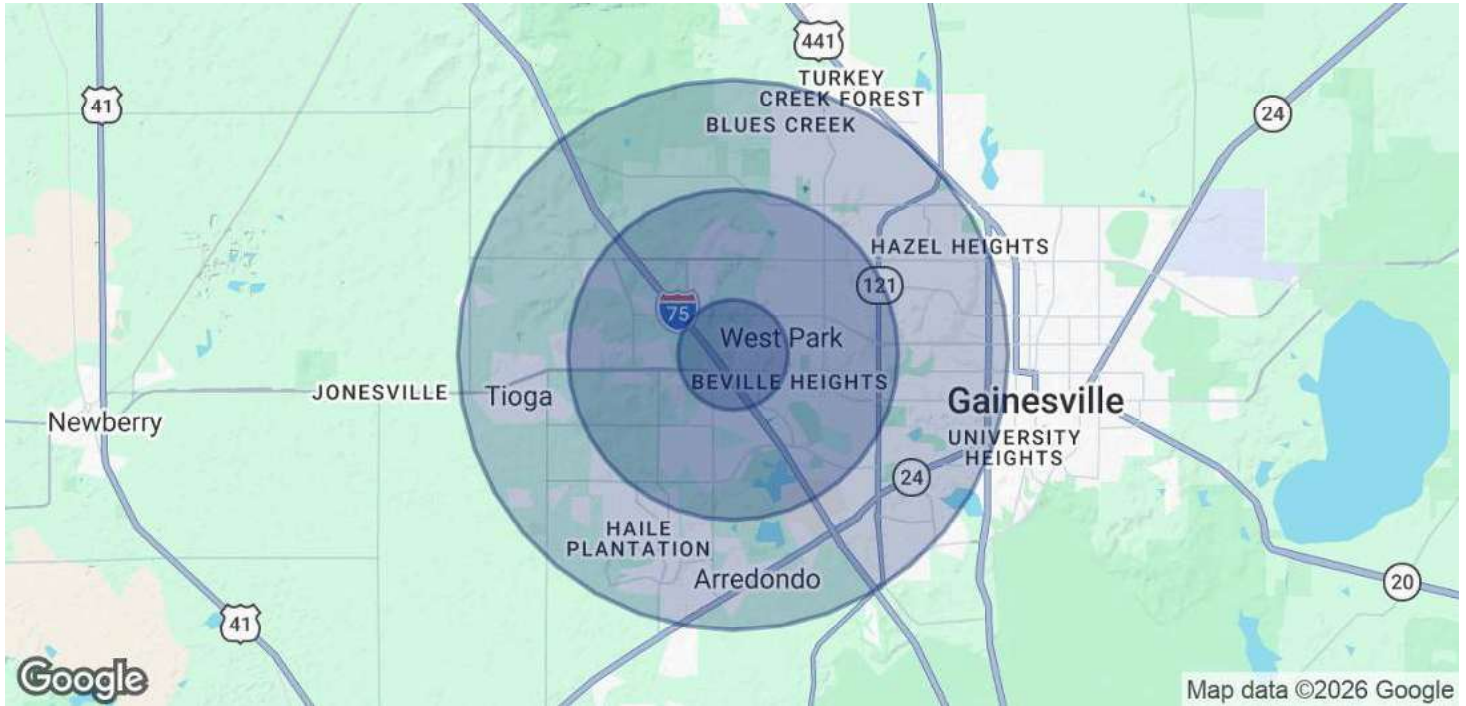


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,787	66,312	170,406
Average Age	37	39	36
Average Age (Male)	36	37	35
Average Age (Female)	39	40	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,334	28,090	68,611
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$82,065	\$104,035	\$95,747
Average House Value	\$238,187	\$329,541	\$316,572

2020 American Community Survey (ACS)

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