

Sale / Lease

4611 NW 53rd Ave
4611 NW 53rd Ave Gainesville, FL 32653



PROPERTY DESCRIPTION

Medical office building for sale or lease in Bristol Park - the popular NW 53rd Ave business corridor by Hunter's Crossing Publix plaza. Beautiful brick facade, lovely landscaping, plenty of parking. Building consists of large reception area, 15 offices, 3 restrooms and kitchenette. This is perfect for owner/operator or for an investor - the office could easily be demised into two suites. Seller would consider owner financing for a qualified buyer.

PROPERTY HIGHLIGHTS

- Ample parking space
- Close to major roadway
- Versatile layout
- Natural light throughout
- ADA compliant
- 3,684 SF building
- Zoned PD

OFFERING SUMMARY

Sale Price:	\$644,700
Price per square foot	\$175
Lease Rate:	\$15.00 - \$17.00 SF/yr NNN
Pass Thru Rate:	\$5.06/SF
Available SF for lease:	1,250 - 3,685 SF
Lot Size:	0.23 Acres
Building Size:	3,684 SF
Zoning:	PD

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	321	686	3,059
Total Population	730	1,572	6,832
Average HH Income	\$133,242	\$129,532	\$121,001

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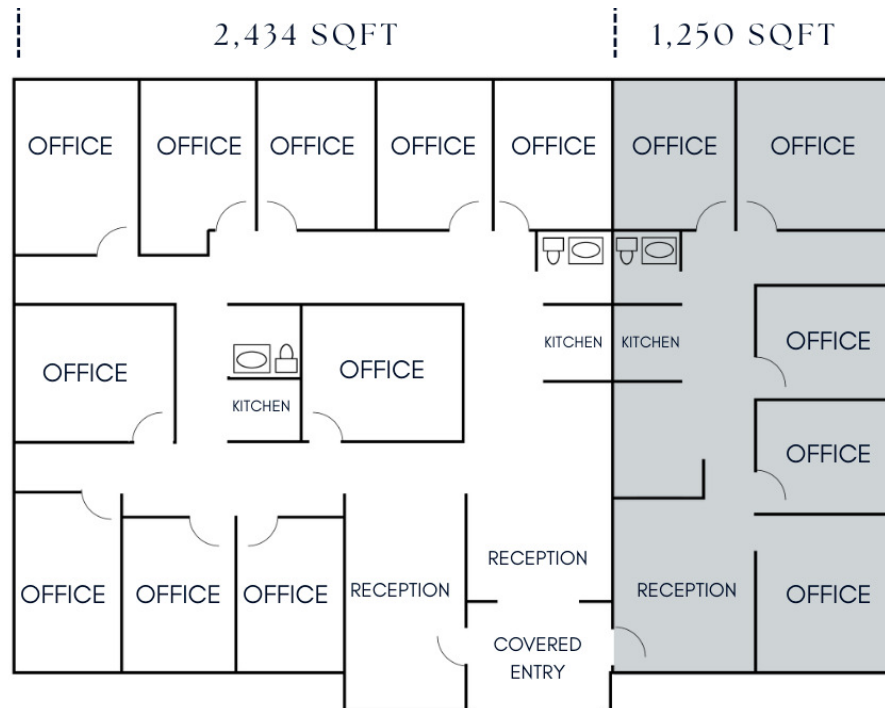


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LEASE INFORMATION

Lease Type:	NNN @ \$5.06/SF	Lease Term:	Negotiable
Total Space:	1,250 - 3,685 SF	Lease Rate:	\$15 - \$17 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
4611 NW 53rd Ave	3,685 SF	\$15.00 SF/yr	Suite consists of large reception area, 15 offices, 3 restrooms and kitchenette.
Suite A	2,434 SF	\$17.00 SF/yr	Demised unit; would consist of large reception area, 9 offices, open work/file area, 2 restrooms and kitchenette.
Suite B	1,250 SF	\$17.00 SF/yr	Demised unit; would consist of reception area, 5 offices, file/storage room, restroom and kitchenette.

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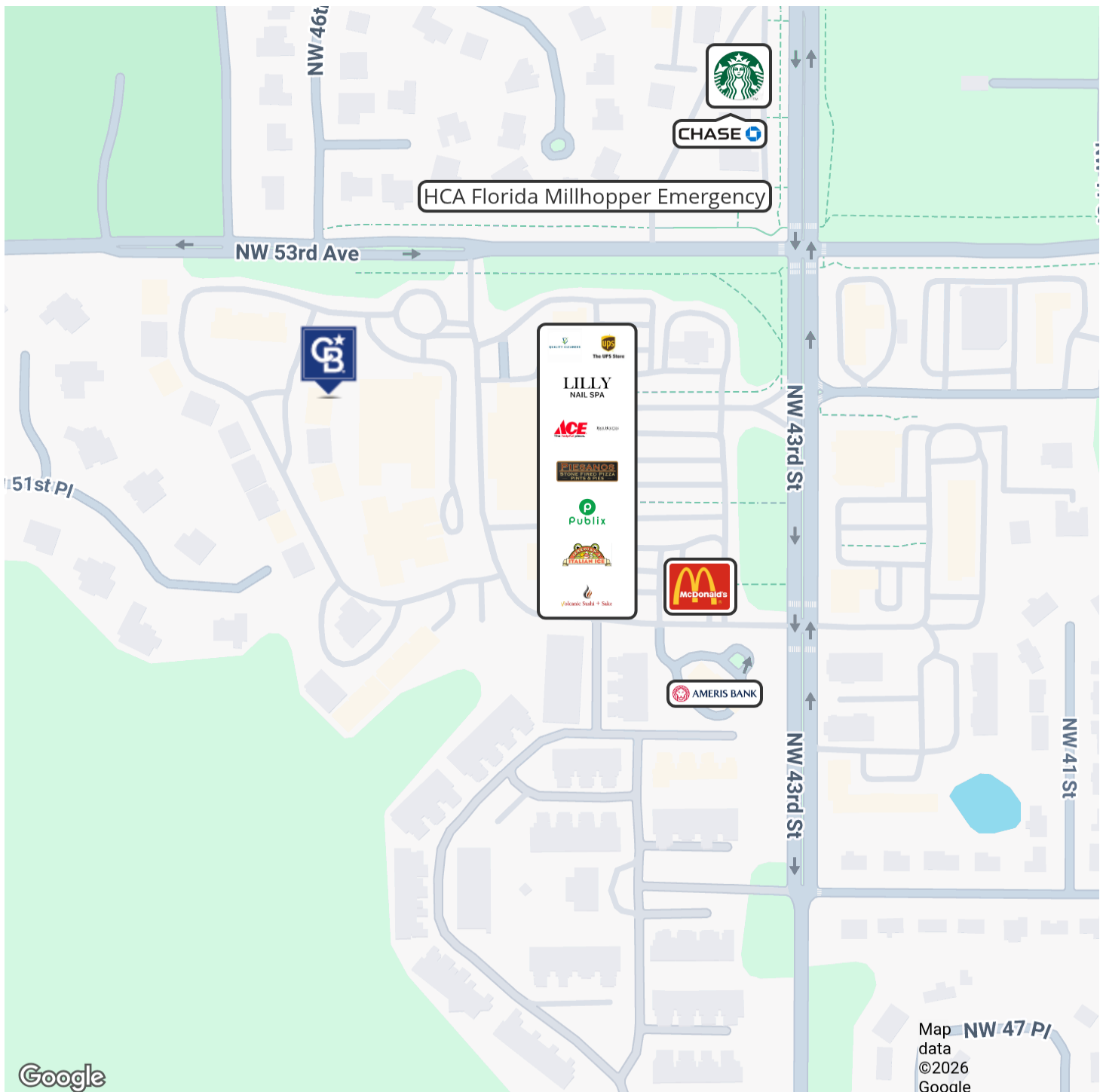


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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

