

NW US HWY 441 - INDUSTRIAL

Gainesville, FL 32606



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Commercial Realtor®

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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

NW US HWY 441 - INDUSTRIAL

EXECUTIVE SUMMARY

Gainesville, FL 32606



OFFERING SUMMARY

Sale Price: \$359,000

Lot Size: 10.0 Acres

Zoning: I-2

Price / Acre: \$35,900

Parcel ID: 05980-000-000

PROPERTY OVERVIEW

Prime 10 acre development site located on HWY 441 between NW 43rd Street and NW 34th Street in the City limits of Gainesville. With I-2 zoning and +/- 419' of road frontage, this development site has approximately +/- 4.85 acres of buildable area outside the wetlands. Allowable uses under I-2 are described under Section 30-4.19, Article IV.-Zoning. Please call agent for details.

LOCATION OVERVIEW

Go north on NW 43rd Street, turn right onto US Hwy. 441 and sign is on the left.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	855	21,722	87,413
Total Population	2,051	49,899	218,084
Average HH Income	\$65,969	\$73,015	\$56,122

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ADDITIONAL PHOTOS

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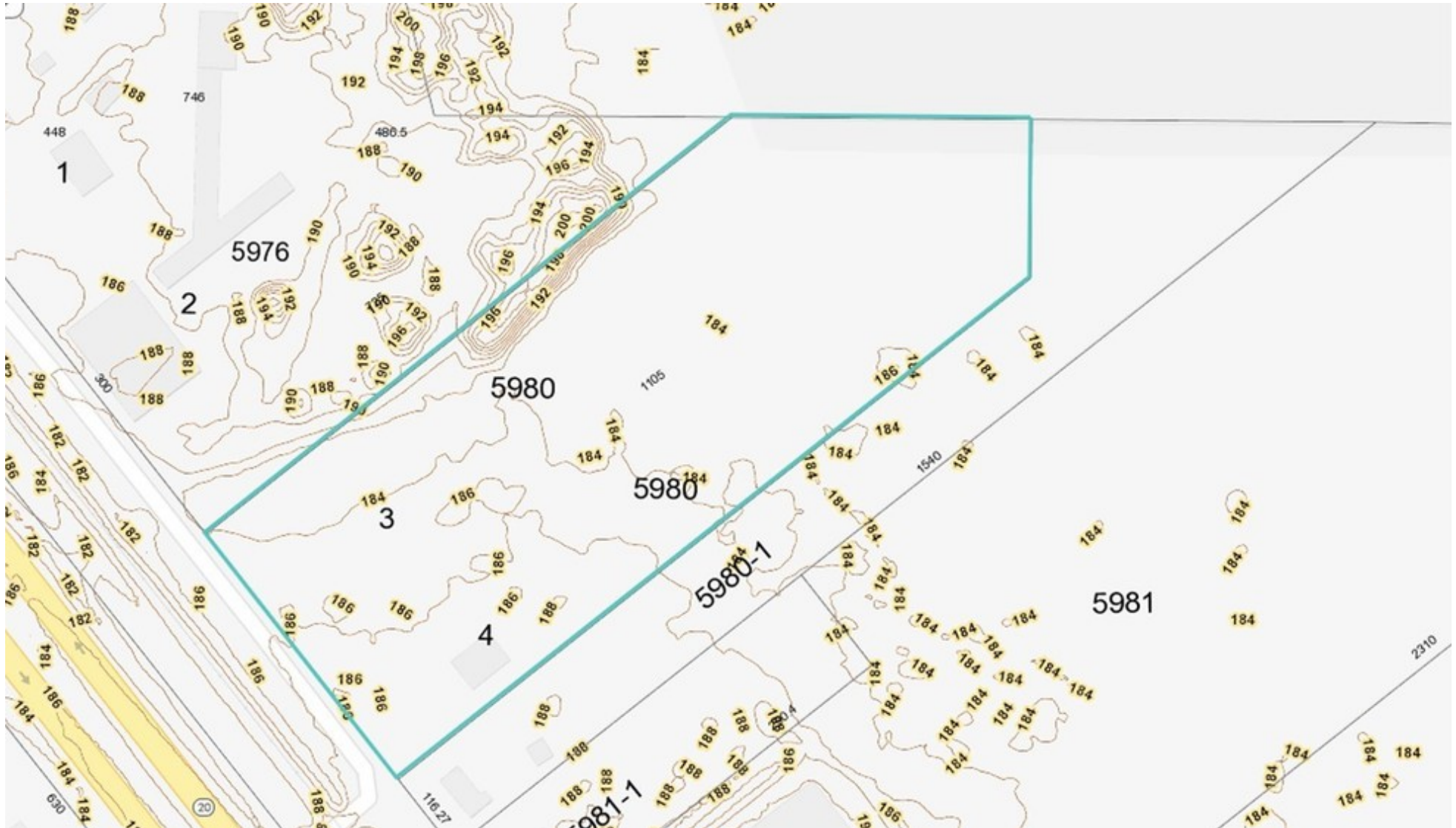


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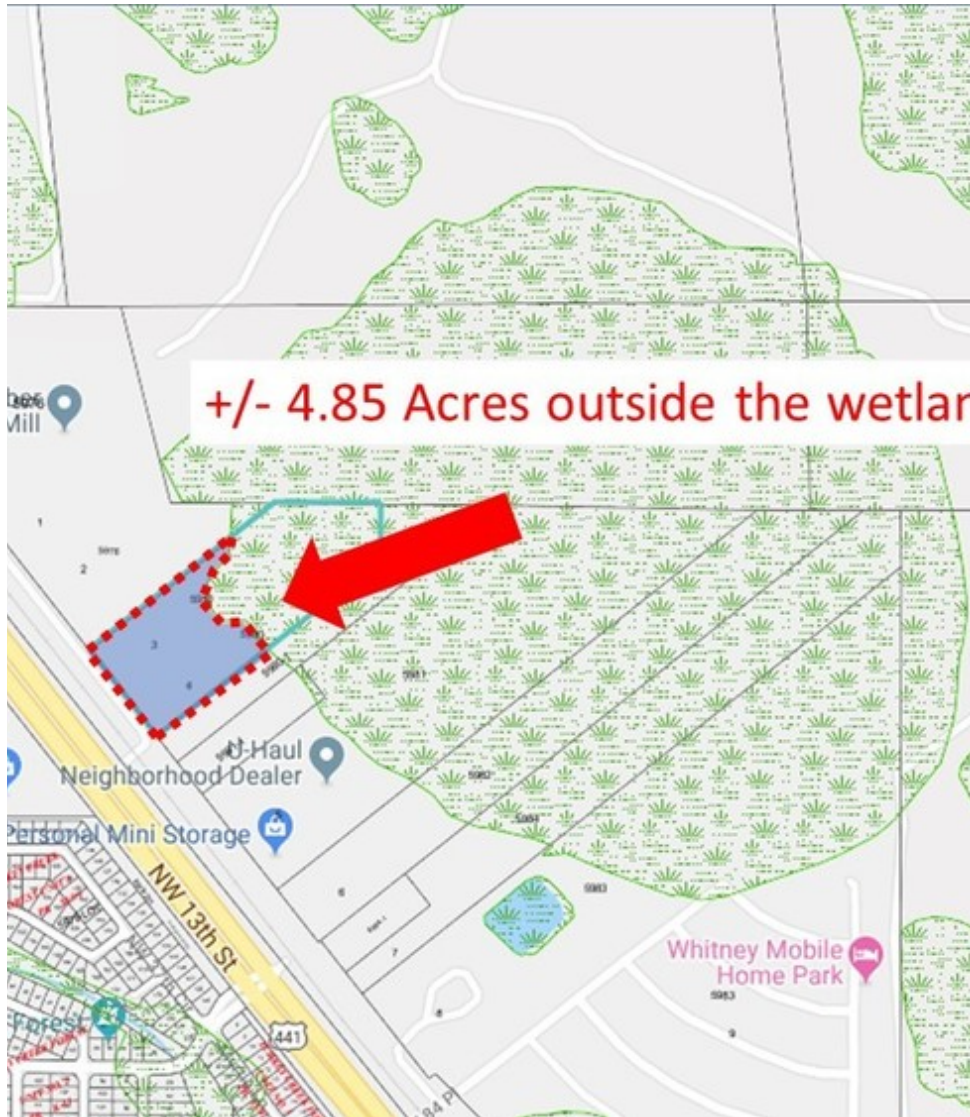
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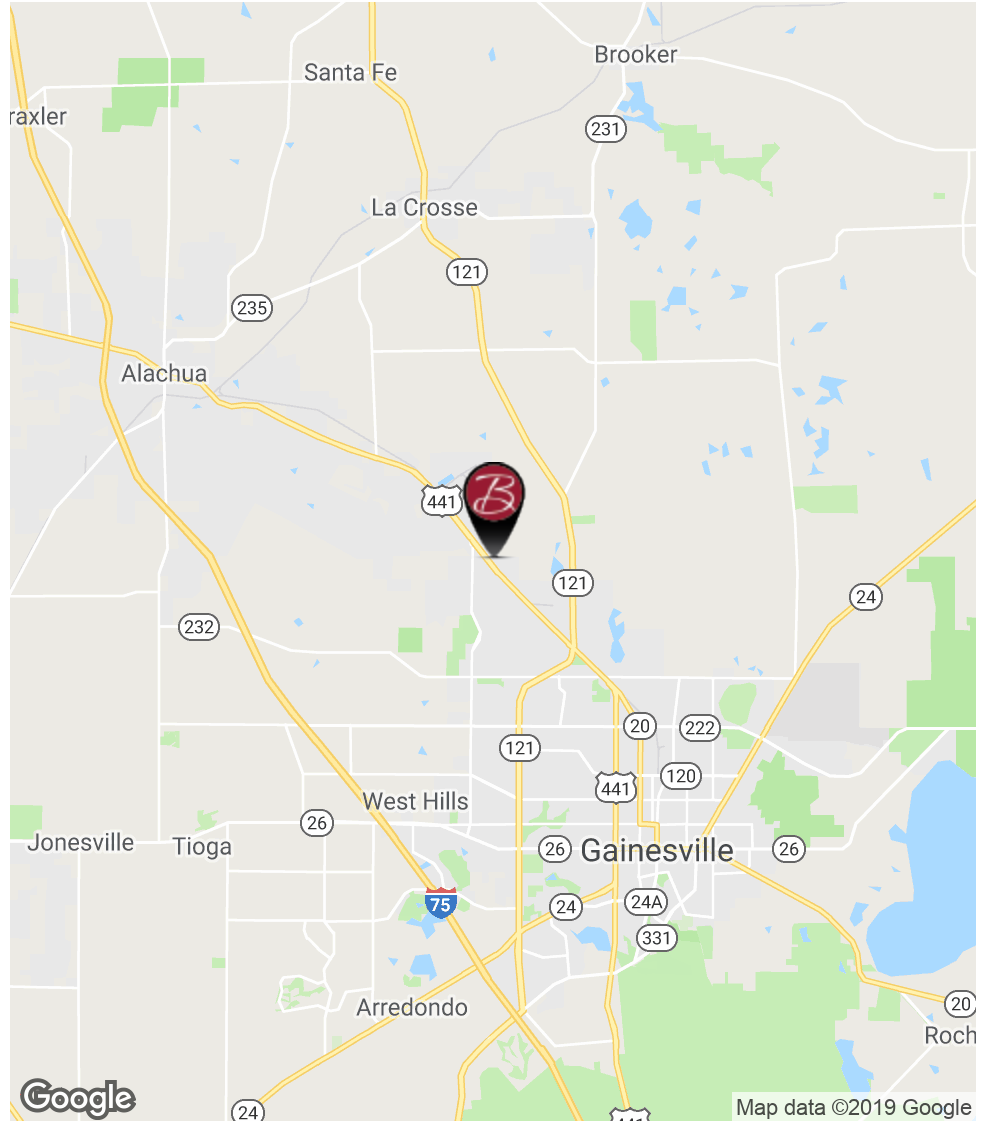
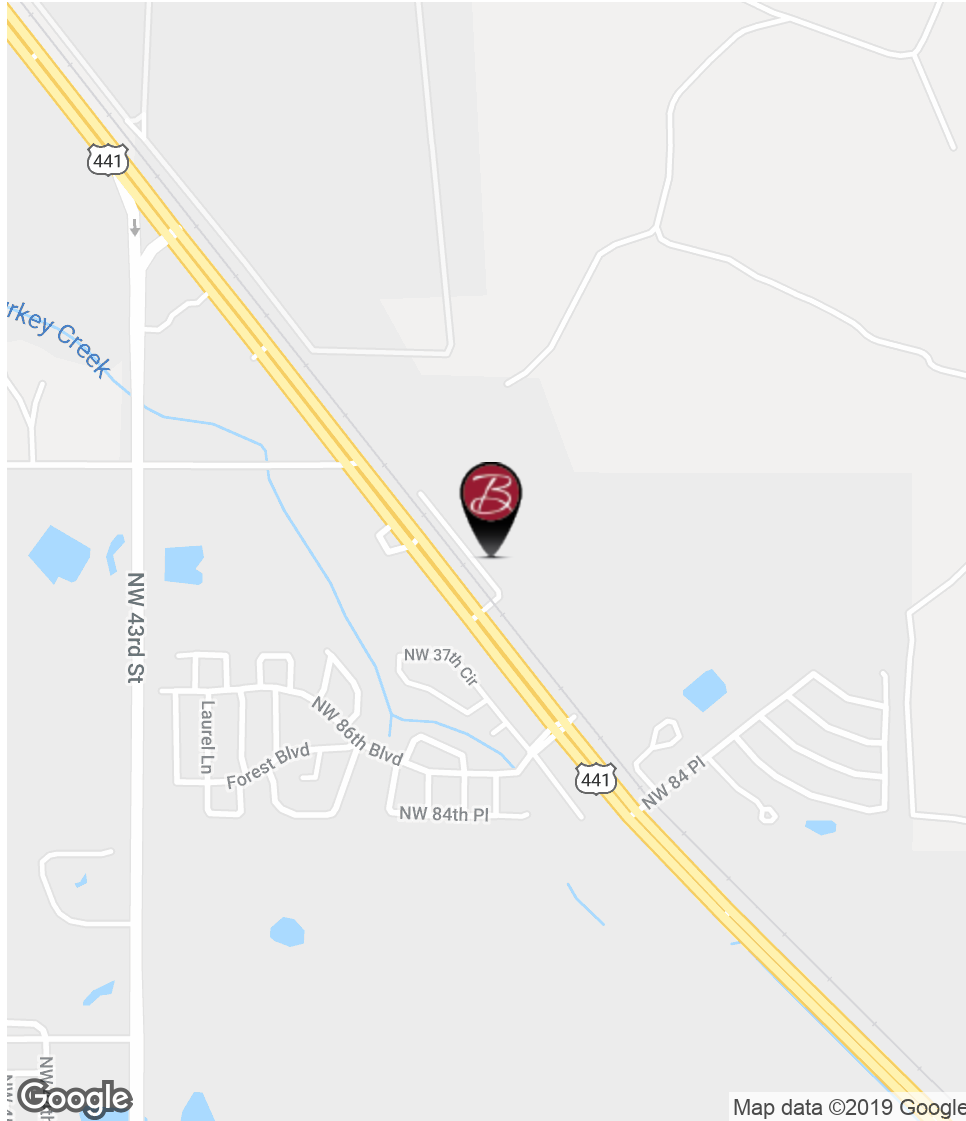
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LOCATION MAPS

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PROFESSIONAL BACKGROUND

For over a decade, Eric Ligman has consistently proven himself to be an integral member of Gainesville's commercial real estate profession. Aside from his comprehensive knowledge of the Gainesville commercial real estate market, Ligman also possesses a clear understanding of tenant needs and has worked diligently to develop an extensive network of landlord relationships. These attributes are instrumental in effectively servicing his valued clients' real estate needs in an efficient and timely manner. Eric has extensive experience in all areas of the commercial real estate sector, including tenant representation, lease negotiations, investment properties, and corporate real estate ventures.

Ligman first arrived in Gator Nation as a young student and quickly fell in love with its many charms. As an adult, he can imagine no better place to raise his growing family. Outside of his passion for real estate, he enjoys playing on his highly ranked tennis team and is a huge fishing enthusiast.

MEMBERSHIPS

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

BOSSHARDT REALTY SERVICES

5542 NW 43rd Street
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