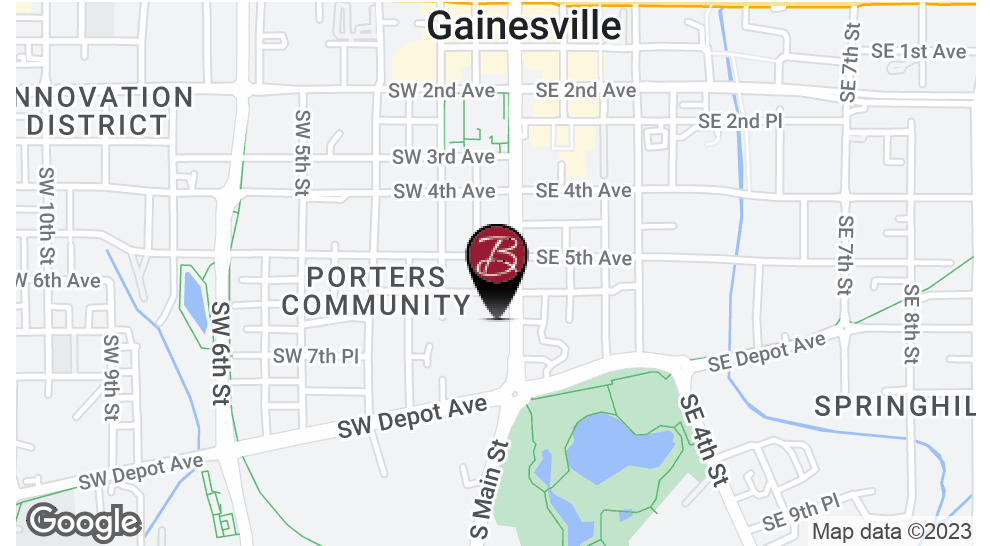


SOLD - 2.76 ACRE DEVELOPMENT SITE

DOWNTOWN GAINESVILLE, FL

618 South Main Street | Gainesville, FL 32601



OFFERING SUMMARY

Sold Price:	\$3,100,000
Sold Date	March 10th, 2023
Lot Size:	2.76 Acres
Sold Per SF	\$25.78
Market:	Downtown Gainesville
Zoning	U-6
Tax Parcel#	13010-000-000

PROPERTY OVERVIEW

JUST SOLD- Development site located in the heart of the Gainesville CRA Opportunity Zone. This property offers U-6 Zoning, Main Street frontage, and proximity to Depot Park, the University of Florida, Innovation Square, UF Health, and Downtown. The property is high and dry and level for immediate development. The 10K SF storefront retail building is currently leased and can be utilized for supplemental income while entitlements are achieved.

PROPERTY HIGHLIGHTS

- Gainesville CRA Opportunity Zone
- Utilities on site
- High and dry with level terrain

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

SOLD - 2.76 ACRE DEVELOPMENT SITE

618 South Main Street | Gainesville, FL 32601



ERIC LIGMAN

Director

ericligman@bosshardtrealty.com

Direct: 352.256.2112 | Cell: 352.256.2112

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.

Eric is deeply dedicated to the North Florida community and is involved with local organizations such as the Ronald McDonald House Charities and the Junior League of Gainesville. His love for the area is reflected in his decision to raise his family there, and in his spare time, he enjoys playing on his highly-ranked tennis team and fishing.

In conclusion, Eric Ligman is a highly experienced and knowledgeable commercial real estate professional with an exceptional track record of success in the North Florida market. His unwavering dedication to his clients, innovative approach, and deep comprehension of the industry make him an invaluable asset for anyone seeking assistance with their commercial real estate endeavors. With Eric's expertise, clients can rest assured that they have a trusted partner to guide them through the complex world of local commercial real estate.

Bosshardt Realty Services

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FOR MORE INFORMATION:



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