

130 AND 250 SE 10TH AVENUE

Gainesville, FL 32601



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



BOSSHARDT

REALTY SERVICES

COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

EXECUTIVE SUMMARY

Gainesville, FL 32601



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	19,374 SF
Lot Size:	1.3 Acres
Number of Units:	14
Price / SF:	\$100.65
Year Built:	1979
Zoning:	I-1 (see page 15-17)
Market:	Downtown Gainesville
Tax Id's	15954-034-000 15954-020-000

PROPERTY OVERVIEW

2 CBS Warehouses located near Depot Park sitting on 1.26 Acres. New Roofs April 2021. Warehouse #1 (130 SE 10th Ave) with 10 Bays, 18' high Twin T Ceilings, and 9 with 12'x16' Rollup Doors. Warehouse #2 has 6 Bays, 17' High Metal Ceilings, 4 Bays with 14' Rollup Doors, and 8- 7'x8' Rollup Doors. Fully Fenced. 3 Parking Spaces per Bay

PROPERTY HIGHLIGHTS

- - Three-Phase Power
- - Nine 16' Roll-Up Doors
- - Four 14' Roll-Up Doors
- - Eight 7' Roll-up Doors (250 SE 10th Ave)

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MARKET OVERVIEW

Gainesville, FL 32601



GAINESVILLE, FLORIDA

Gainesville, Florida, is a vibrant city located in North Central Florida, best known as the home of the University of Florida, one of the largest public universities in the U.S. The city's strong academic presence significantly influences its culture, economy, and social life, with the Florida Gators sports teams playing a central role in bringing the community together. Gainesville is also a hub for medical innovation, with top-tier healthcare facilities such as UF Health Shands Hospital and the Malcom Randall VA Medical Center. With its lush greenery and commitment to preserving natural spaces, Gainesville is sometimes called "Tree City," boasting numerous parks, nature reserves, and outdoor activities.

In addition to its educational and healthcare prominence, Gainesville is rich in arts and culture. The city features several museums, such as the Harn Museum of Art and the Florida Museum of Natural History, along with the historic Hippodrome Theatre, which offers live performances and films. The local economy thrives on education, healthcare, and the growing tech industry, driven by research and innovation from UF. With a diverse community, a moderate cost of living, and access to natural beauty and urban amenities, Gainesville offers a unique blend of small-town charm and big-city opportunities.

SUB-MARKET OVERVIEW

Conveniently located near Depot Park and the Power District, characterized by a blend of historical significance and modern redevelopment. Depot Park, a 32-acre urban green space, was transformed from a former industrial brownfield into a central community engagement and recreation hub. Adjacent to the park lies the Power District, a 17-acre site that previously housed Gainesville Regional Utilities' operations. This district is undergoing revitalization efforts to foster a vibrant, mixed-use community, leveraging its proximity to downtown Gainesville and the emerging South Main Art District.

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REGIONAL MAP

Gainesville, FL 32601



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Gainesville, FL 32601



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130 AND 250 SE 10TH AVENUE

AREIAL

Gainesville, FL 32601



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Director

352.256.2112

ericligman@bosshardtrealty.com



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COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

TAX PARCEL AND LAND SIZES

Gainesville, FL 32601



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Director

352.256.2112

ericligman@bosshardtrealty.com



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COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

SEMI-TRUCK ACCESS

Gainesville, FL 32601



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Director

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ericligman@bosshardtrealty.com



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COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

EXTERIOR

Gainesville, FL 32601



FOR MORE INFORMATION:

Eric Ligman

Director

352.256.2112

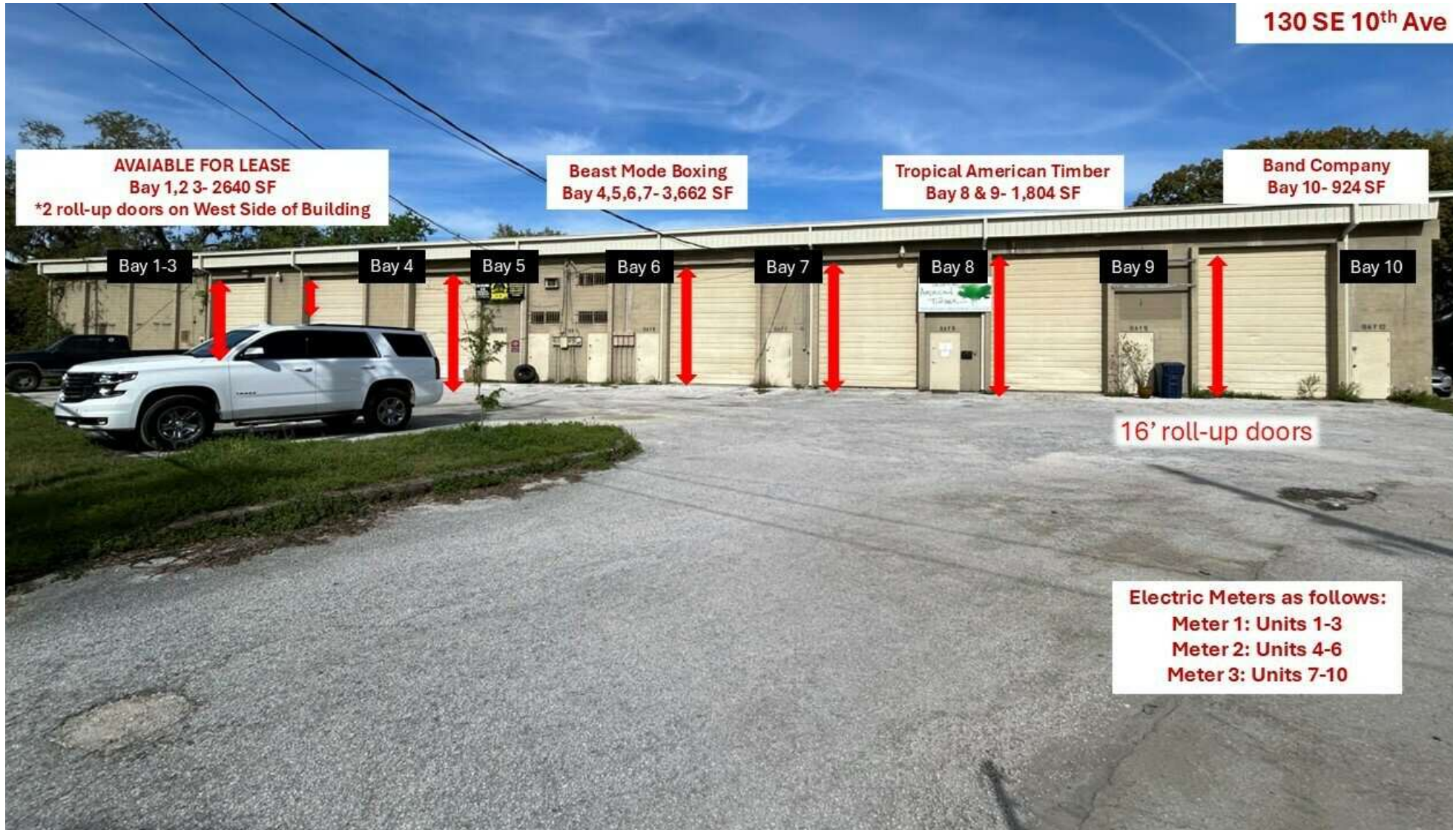
ericligman@bosshardtrealty.com



130 AND 250 SE 10TH AVENUE

130 SE 10TH AVE - WESTERN BUILDING SOUTH SIDE

Gainesville, FL 32601



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130 AND 250 SE 10TH AVENUE

250 SE 10TH AVE- EASTERN BUILDING -WEST SIDE

Gainesville, FL 32601



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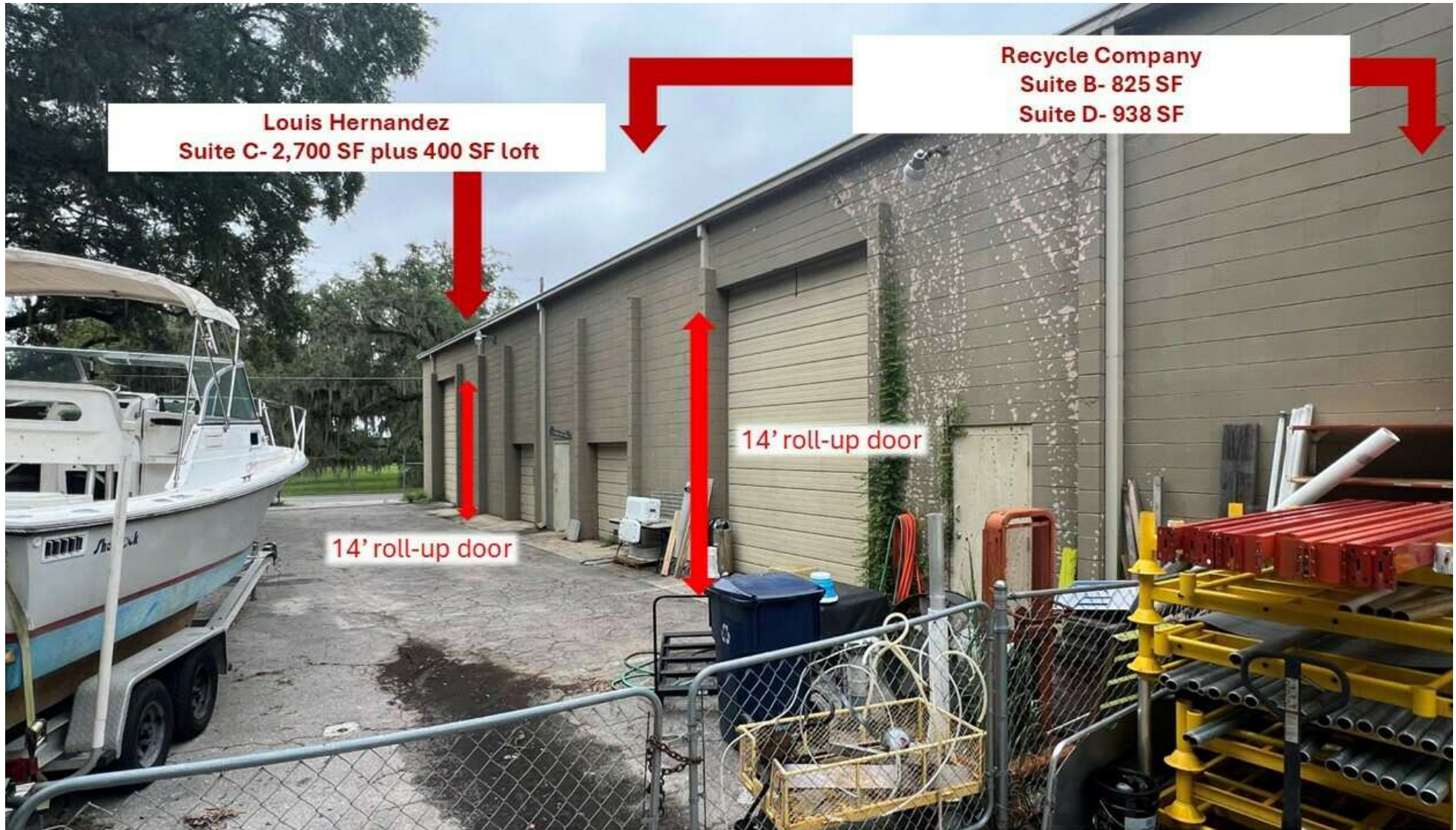
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COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

250 SE 10TH AVE BUILDING -EAST SIDE

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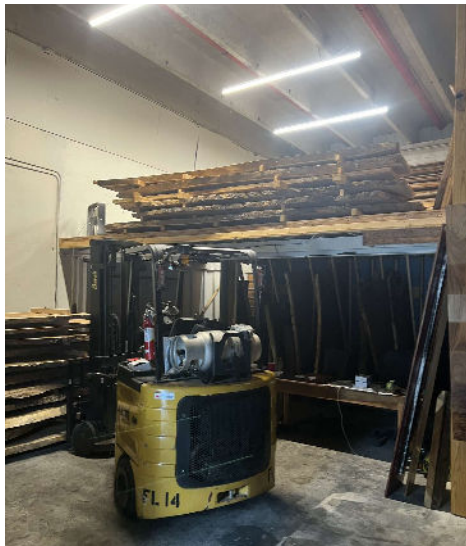
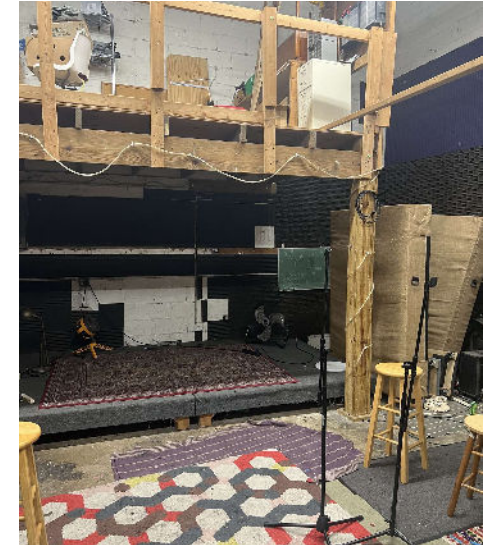
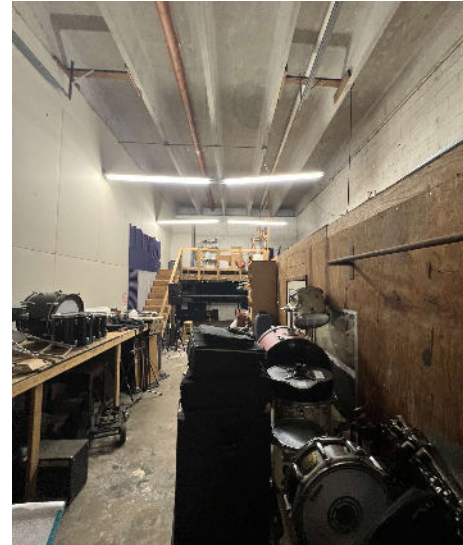
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COMMERCIAL & LAND DIVISION

130 AND 250 SE 10TH AVENUE

130 SE 10TH AVE INTERIOR PICTURES

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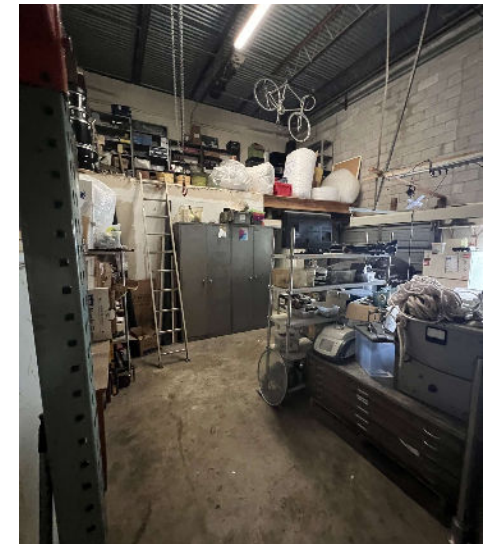
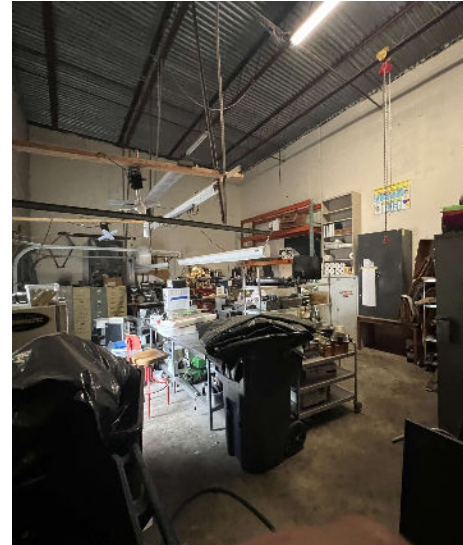
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250 SE 10TH AVE- INTERIOR PICTURES

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REALTY SERVICES
COMMERCIAL & LAND DIVISION

250 SE 10th Avenue	<u>Tenant</u>	<u>Occupied Since</u>	<u>Rent</u>		<u>Size Per Owner</u>	<u>Water</u>	<u>Electric</u>
Bay A	Little River-Owner	2007	Owner Occupied		5,891		
Bay B & D	Recycle Company	2016	\$ 1,573.02		825 & 938	\$ 20.00	\$ 40.00
Bay C	Louis Hernandez	November 1st 2024	\$ 2,660.00		<u>2,700</u>	\$ 20.00	\$ 130.00
					10,354 SQ FT		
Building Notes:							
Bldg Size 1216' x 89.6'							
CBS Block Warehouse							
New Roof April 2021							
Metal Ceiling - 17' High							
Bay A- On its own Meter							
Bay B - On its own Meter							
Bay C & D Share a Meter							
130 SE 10th Avenue	<u>Tenant</u>	<u>Occupied Since</u>	<u>Rent</u>		<u>Size Per Owner</u>	<u>Water, Sewer & Electric</u>	
Bay 1,2& 3	Little River-Owner	2007	Owner Occupied		2,640		
Bay 4,5,6 & 7	Beast Mode Boxing	2015	\$ 3,000.00		3,652	\$ 128.63	
Bay 8 & 9	Tropical American Timber	Jun-05	\$ 1,666.23		1,804	\$ 80.00	
Bay 10	Martin Olaguez	November 1st 2024	\$ 799.00		<u>924</u>	\$ 60.00	
					9,020 SQ FT		
Building Notes							
Bldg Size 208' x 47.2'				Operating Expenses			
CBS Block Warehouse							
New Roof April 2021			Building	2024 Property Taxes		Building Insurance	
Twin T Ceiling - 18' High			250 ES 10th Ave	\$5,924.94			
Exterior Restroom Shared with all Bays			130 SE 10th Ave	5,475.88			
Bay 1,2 & 3 - On One Meter							
Bay 4,5 & 6 - On One Meter							
Bay 7,8,9 & 10 - On One Meter							

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Dormitory, large	30-5.8	-	-	-	S	-	-	-	-	-	-	-	-
Dormitory, small	30-5.8	S	S	S	P	-	S	-	-	-	-	-	-
Family child care homes	30-5.10	P	-	P	P	-	-	-	-	-	P	-	-
NONRESIDENTIAL													
Alcoholic beverage establishments	30-5.3	S	S	-	-	-	P	-	P	P	-	P	P
Assisted living facility		P	P	-	P	-	-	-	-	-	P	-	-
Armor systems manufacturing and assembly	30-5.16	P	-	-	-	-	-	-	-	-	-	-	-
Bed and breakfast establishments	30-5.4	P	P	S	S	-	P	-	P	-	-	-	-
Business services		P	P	-	P	P	P	P	P	P	P	P	P
Car wash facilities	30-5.5	S	S	-	-	-	P	P	S	P	P	P	P
Civic, social & fraternal organizations		P	P	-	-	-	P	P	P	P	-	-	-
Daycare center	30-5.7	P	P	P	P	P	P	-	-	P	P	-	-
Drive-through facility	30-5.9	P	P	-	-	-	P	P	P	P	P	P	P
Emergency shelters		P	P	P	P	P	P	P	P	P	P	P	P
Equipment sales, rental and leasing, heavy		-	-	-	-	-	-	-	-	-	-	P	P
Equipment sales, rental and leasing, light		-	P	P	P	-	P	P	-	P	P	P	P
Food distribution center for the needy	30-5.12	-	-	-	-	-	S	-	S	S	-	-	-
Food truck	30-5.35	P	P	A	A	P	P	P	P	P	P	P	P
Fuel dealers		S	S	-	-	-	S	P	-	-	-	P	P
Funeral homes and crematories		P	P	P	P	-	P	P	-	-	-	-	-
Gasoline/alternative fuel stations	30-5.13	S	S	-	-	-	P	P	P	S	P	S	S
Go-cart raceway and rentals (indoor and outdoor)		-	-	-	-	-	-	-	-	-	-	S	S
Health services		P	P	P	P	P	-	-	-	-	P	-	-
Hotels and motels		S	S	-	-	S	P	-	P	P	S	-	-
Ice manufacturing/vending machines	30-5.38	-	-	-	-	-	S	S	S	A	A	A	A
Industrial	30-5.14	-	-	-	-	-	-	-	-	-	-	P	P
Job training and vocational rehabilitation services		-	P	-	-	-	P	-	-	P	P	P	-
Junkyard/Salvage Yard	30-5.15	-	-	-	-	-	-	-	-	-	-	S	P

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Laboratories, medical and dental		P	P	P	P	P	P	-	-	P	P	P	P
Large-scale retail		-	P	-	-	-	P	P	P	P	-	-	-
Libraries		-	P	-	-	P	-	-	-	-	P	-	-
Light assembly, fabrication, and processing	30-5.16	P	P	-	S	S	S	P	-	P	P	P	P
Liquor stores		P	P	-	-	-	P	P	P	-	P	-	-
Medical marijuana dispensaries		P	P	A ¹	A ¹	A ²	P	-	-	-	-	-	-
Microbrewery Microwinery Microdistillery ³	30-5.17	S	P	-	-	-	P	-	P	P	P	P	P
Mini-warehouses, self-storage		-	-	-	-	-	-	-	-	P	P	P	P
Museums and art galleries		P	P	P	P	P	P	-	P	P	P	-	-
Offices		P	P	P	P	P	P	P	P	P	P	P	P
Offices, medical and dental		P	P	P	P	P	P	-	P	-	P	-	-
Outdoor storage, principal use	30-5.19	-	-	-	-	-	-	-	-	S	P	P	P
Parking, surface (as a principal use)	30-5.20	-	S	-	-	-	S	P	-	P	P	-	-
Passenger transit or rail stations		S	S	-	-	P	P	P	P	P	P	P	-
Personal services		P	P	P	P	P	P	P	P	P	P	P	P
Places of religious assembly	30-5.21	P	P	P	P	P	P	P	P	P	P	-	-
Public administration buildings		P	P	P	P	P	P	P	P	P	P	P	-
Public maintenance and storage facilities		-	-	-	-	-	-	-	-	P	P	P	P
Public parks		S	S	S	S	P	P	P	P	P	P	P	P
Recreation, indoor		P	P	P	P	P	P	P	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	S	P	P	S	-	P	P
Recycling centers		-	S	-	-	-	S	-	-	-	S	S	P
Rehabilitation centers	30-5.24	S	S	S	S	-	S		-	S	-	S	
Research, development and testing facilities		-	-	-	-	P	P	-	-	P	P	P	P
Residences for destitute people	30-5.22	S	S	S	S	-	S	-	S	-	-	-	-
Restaurants		P	P	-	S	P	P	P	P	P	P	P	P
Retail nurseries, lawn and garden supply stores		P	P	-	-	-	P	P	-	P	P	P	-
Retail sales (not elsewhere classified)		P	P	-	-	S	P	P	P	P	P	S	S

	Use Standards	MU-1	MU-2	OR	OF	CP	BUS	BA	BT	BI	W	I-1	I-2
Schools, elementary, middle & high (public & private)		P	P	S	S	-	P	-	-	-	P	-	-
Schools, professional		P	P	P	P	P	P	P	-	P	P	P	P
Schools, vocational and trade		-	P	P	P	-	P	P	-	P	P	P	P
Scooter or electric golf cart sales		P	P	-	-	-	P	P	-	P	-	P	-
Sexually-oriented cabarets	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented motion picture theaters	30-5.23	-	-	-	-	-	-	-	P	-	-	-	P
Sexually-oriented retail store	30-5.23	-	-	-	-	-	P	-	P	-	-	-	P
Skilled nursing facility		P	P	-	P	P	P	-	-	-	P	-	-
Social service facility	30-5.25	S	S	S	S	-	-	-	-	-	P	S	S
Solar generation station	30-5.27	-	-	-	-	-	-	-	-	P	-	P	P
Truck or bus terminal/maintenance facilities		-	-	-	-	-	-	P	P	P	P	P	P
Vehicle repair	30-5.28	-	-	-	-	-	-	P	P	P	-	P	P
Vehicle rental		-	-	-	-	-	P	P	P	P	P	P	-
Vehicle sales (no outdoor display)		-	-	-	-	-	P	P	P	P	-	P	-
Vehicle sales (with outdoor display)		-	-	-	-	-	-	P	-	P	-	P	P
Vehicle services	30-5.28	S	S	-	-	-	P	P	P	P	S	P	P
Veterinary services	30-5.29	P	P	P	P	P	P	P	P	P	P	P	P
Warehouse/distribution facilities (<100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Warehouse/distribution facilities (>100,000 SF)		-	-	-	-	-	-	-	-	P	P	P	P
Waste management facilities		-	-	-	-	-	-	-	-	S	-	P	P
Wholesale trade		-	-	-	-	-	-	S	-	P	P	P	P
Wireless communication facilities	30-5.30												

LEGEND:

P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

1 = Only when accessory to and in the same building as health services or offices of physicians, dentists, and other health practitioners.

2 = Accessory to and in the same building as health services and comprising less than 25% of the gross floor area of the building.

3 = Prohibited where adjacent to single-family zoned property.

130 AND 250 SE 10TH AVENUE

DEMOGRAPHICS MAP & REPORT

Gainesville, FL 32601

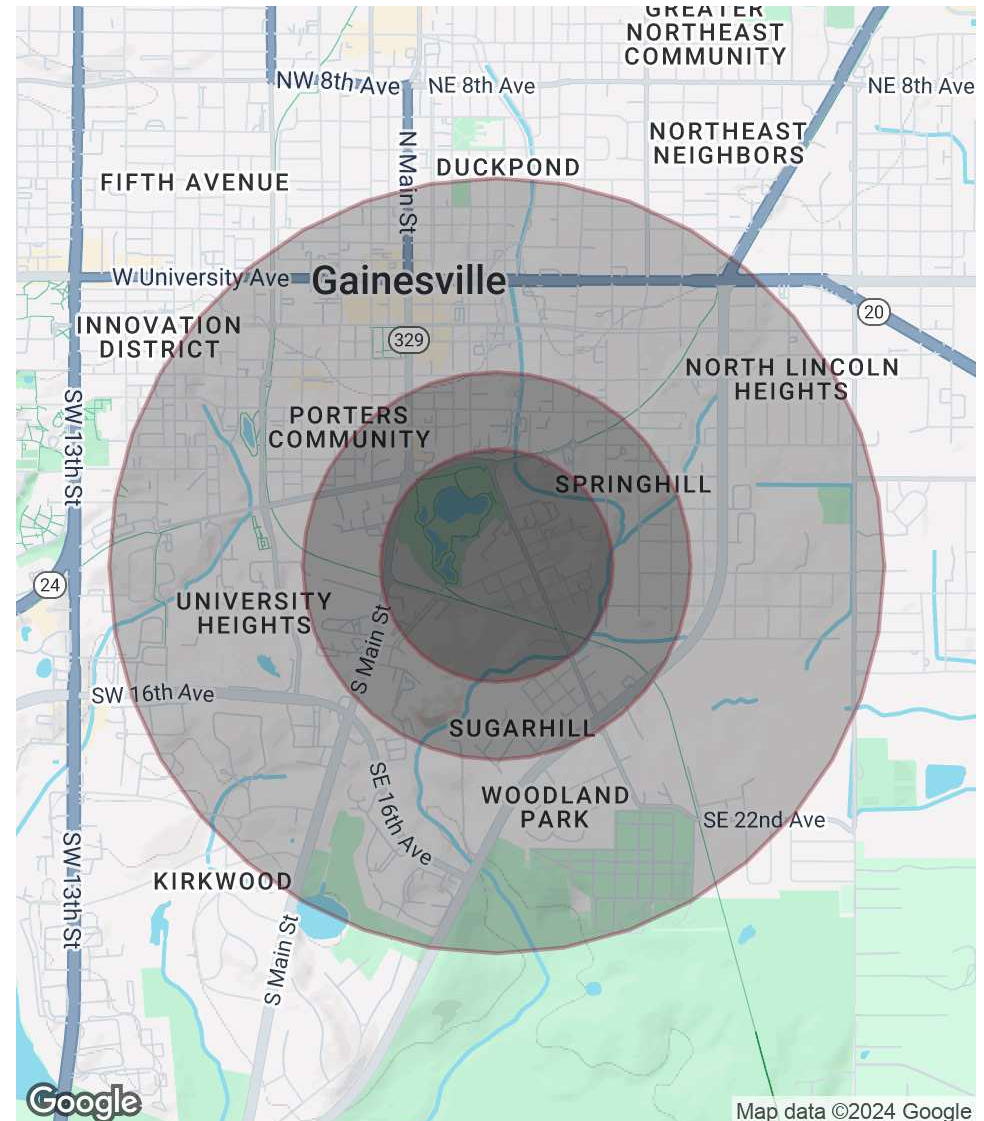
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	62	993	12,312
Average Age	42	38	32
Average Age (Male)	39	37	33
Average Age (Female)	45	38	32

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	498	5,507
# of Persons per HH	2.5	2	2.2
Average HH Income	\$64,066	\$66,756	\$53,854
Average House Value	\$167,440	\$244,872	\$343,879

Demographics data derived from AlphaMap



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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.

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

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Eric Ligman

Director

352.256.2112

ericligman@bosshardtrealty.com



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