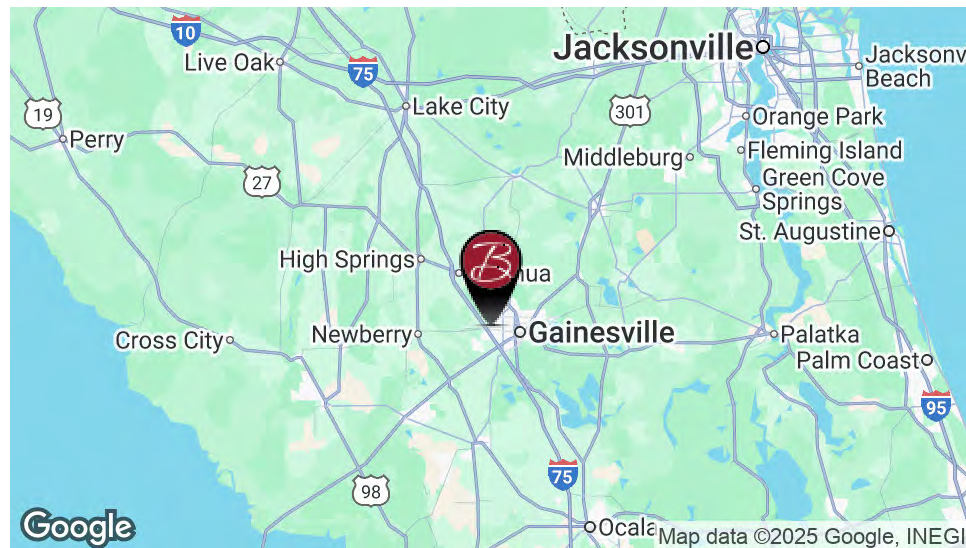


YAMATOS HIBACHI RESTAURANT (BUSINESS + BUILDING)

EXECUTIVE SUMMARY

526 Northwest 60 Street | Gainesville, FL 32607



OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	6,850 SF
Lot Size:	0.25 Acres
Price / SF:	\$248.18
Parcel ID:	06655-201-000
Zoning:	BUS
Association Fee/CAM:	\$300.00/mo.
Newberry Road AADT:	52,500

PROPERTY OVERVIEW

For decades, Yamato Japanese Steakhouse has been a beloved Gainesville landmark, offering guests an authentic and memorable Japanese dining experience. This freestanding restaurant is ideally situated just off Newberry Road near North Florida Regional Hospital and Interstate 75, providing exceptional visibility and accessibility with ample on-site parking. The property features a fully equipped, turnkey setup that includes 10+ hibachi cooking stations, a full-service bar, a complete commercial kitchen with walk-in coolers and freezers, and all furniture, fixtures, and equipment (FF&E) included in the sale.

Guests have long enjoyed the distinctive Yamato experience, where traditional Japanese cuisine meets a lively and interactive dining atmosphere. The menu features a wide range of sushi, sashimi, tempura, hibachi, and other authentic Japanese dishes prepared using fresh, high-quality ingredients sourced from trusted suppliers. The restaurant's inviting interior creates a cozy, family-friendly ambiance, perfect for both casual dining and special occasions. This is a rare opportunity to acquire a well-established, turnkey restaurant with a loyal customer base, decades of brand recognition, and strong location fundamentals in one of Gainesville's busiest commercial corridors.

FOR MORE INFORMATION:



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Eric Ligman
Director
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BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

TURN-KEY HIBACHI RESTAURANT

526 Northwest 60 Street | Gainesville, FL 32607



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TURN-KEY HIBACHI RESTAURANT

EXTERIOR & INTERIOR PHOTOS

526 Northwest 60 Street | Gainesville, FL 32607



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KITCHEN & BAR PHOTOS

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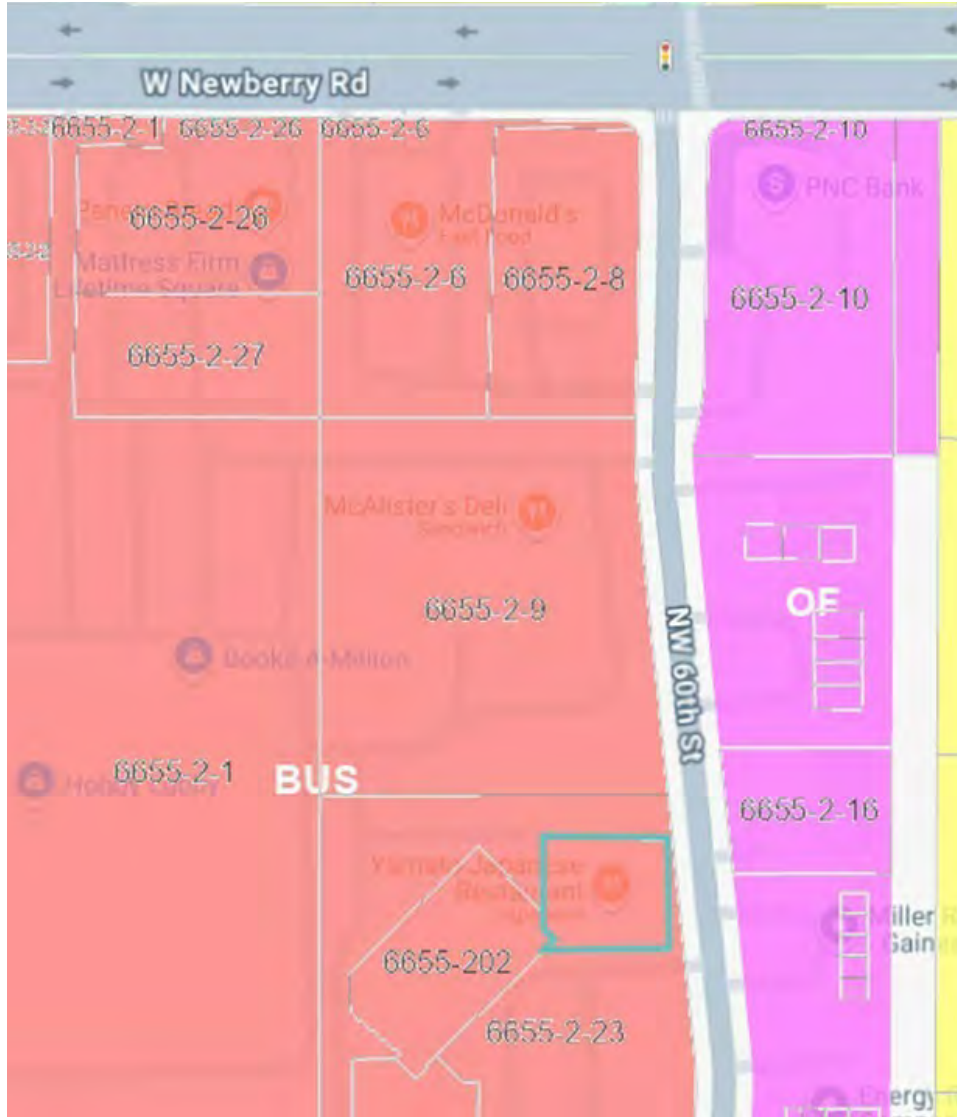


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TURN-KEY HIBACHI RESTAURANT

ZONING

526 Northwest 60 Street | Gainesville, FL 32607



BUS (GENERAL BUSINESS)

The BUS (General Business) zoning district in the City of Gainesville is designed to accommodate a wide range of commercial, retail, and service-oriented uses that serve both local neighborhoods and the broader community. It allows for flexibility in business development while maintaining compatibility with surrounding land uses.

Typical permitted uses include retail stores, restaurants, offices, and personal or professional services. Some higher-intensity or automobile-oriented uses, such as drive-throughs or fuel stations, may require a special use permit. Mixed-use projects that include residential components may also be permitted under certain conditions, particularly when aligned with the City's Live Local Act provisions.

Development in the BUS district must follow Gainesville's Land Development Code standards for setbacks, height, buffering, landscaping, and traffic access. Projects adjacent to residential areas may be subject to additional design or operational requirements to minimize impacts. Overall, BUS zoning provides strong commercial flexibility while ensuring orderly growth and compatibility within Gainesville's urban fabric. here...

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TURN-KEY HIBACHI RESTAURANT

DEMOGRAPHICS MAP & REPORT

526 Northwest 60 Street | Gainesville, FL 32607

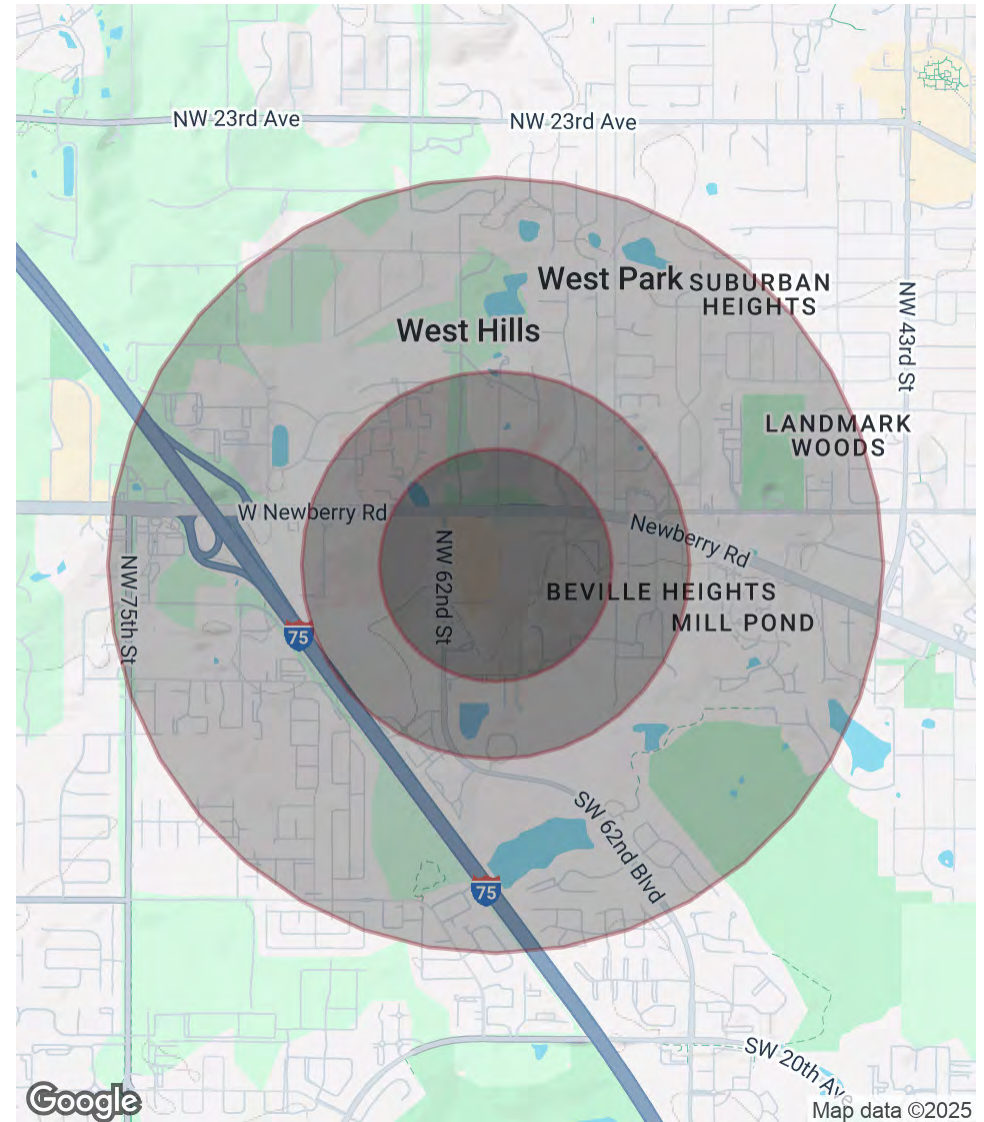
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	132	1,108	8,587
Average Age	36	37	35
Average Age (Male)	36	36	34
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	489	3,511
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$80,506	\$84,512	\$75,760
Average House Value	\$298,800	\$322,207	\$234,417

Demographics data derived from AlphaMap



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COMMERCIAL & LAND DIVISION

TURN-KEY HIBACHI RESTAURANT

ADVISOR BIO

526 Northwest 60 Street | Gainesville, FL 32607



MAKAYLA RICHARDSON

Commercial Associate

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Direct: **352.256.7532**

FL #SL3598503

PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs GainesvilleCommercial.com, where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

EDUCATION

Associate's Degree in Economics, Santa Fe College

MEMBERSHIPS

GACAR - Realtor Association

Bosshardt Realty Services

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BOSSHARDT
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

TURN-KEY HIBACHI RESTAURANT

526 Northwest 60 Street | Gainesville, FL 32607



ERIC LIGMAN

Director

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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.

MEMBERSHIPS

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

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