

# PROFESSIONAL OFFICE BUILDING ON SR 47

701 SW SR 47 | Lake City, FL 32025



## FOR SALE

### FOR MORE INFORMATION:



**Eric Ligman**

Director

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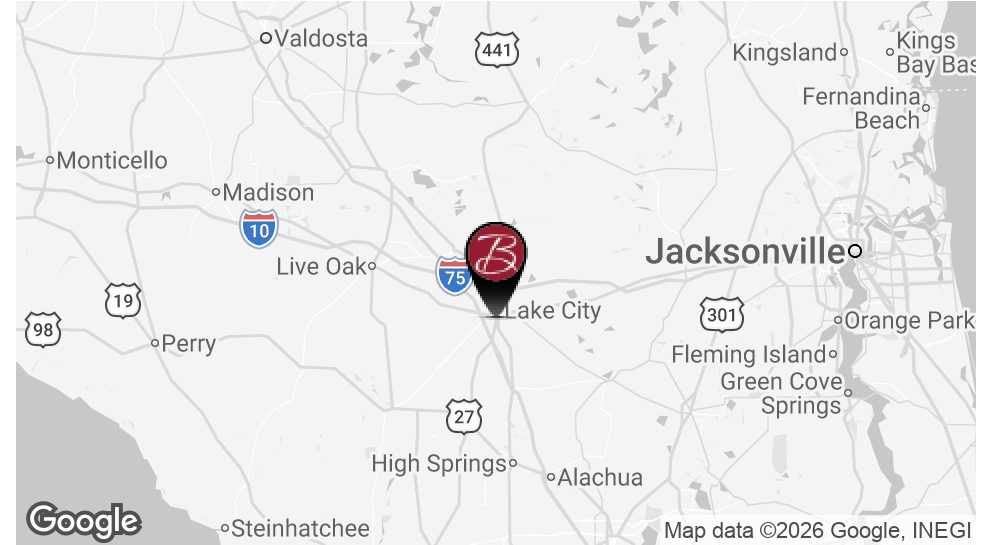
COMMERCIAL & LAND DIVISION



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## EXECUTIVE SUMMARY

701 SW SR 47 | Lake City, FL 32025



### OFFERING SUMMARY

|                  |                     |
|------------------|---------------------|
| Sale Price:      | \$549,500           |
| Building Size:   | 4,139 SF            |
| Lot Size:        | 1 Acres             |
| Number of Units: | 1                   |
| Price / SF:      | \$132.76            |
| Year Built:      | 1992                |
| Zoning:          | CI                  |
| Market:          | Professional Office |

### PROPERTY OVERVIEW

Well-located professional building on SR 47 in the established corridor of professional offices between downtown Lake City and US Hwy 41, with easy access to both I-10 and I-75. Formerly an orthodontic practice, the building features a large lobby/waiting room and reception area with public restrooms, open exam rooms, and a private office. Water and plumbing are run throughout the space, making it well suited for conversion to a veterinary clinic, physician or PA office, or other healthcare-related use. The layout can also be easily reconfigured into individual offices, conference rooms, or other professional uses. Additional features include an upstairs break room/living quarters, ample private paved parking, and signage available for strong visibility along SR 47. New metal roof installed in 2017. Zoned CI (Commercial Intensive).

### PROPERTY HIGHLIGHTS

- 4,139 SF building
- Zoned CI
- Professional Office area
- Ample parking

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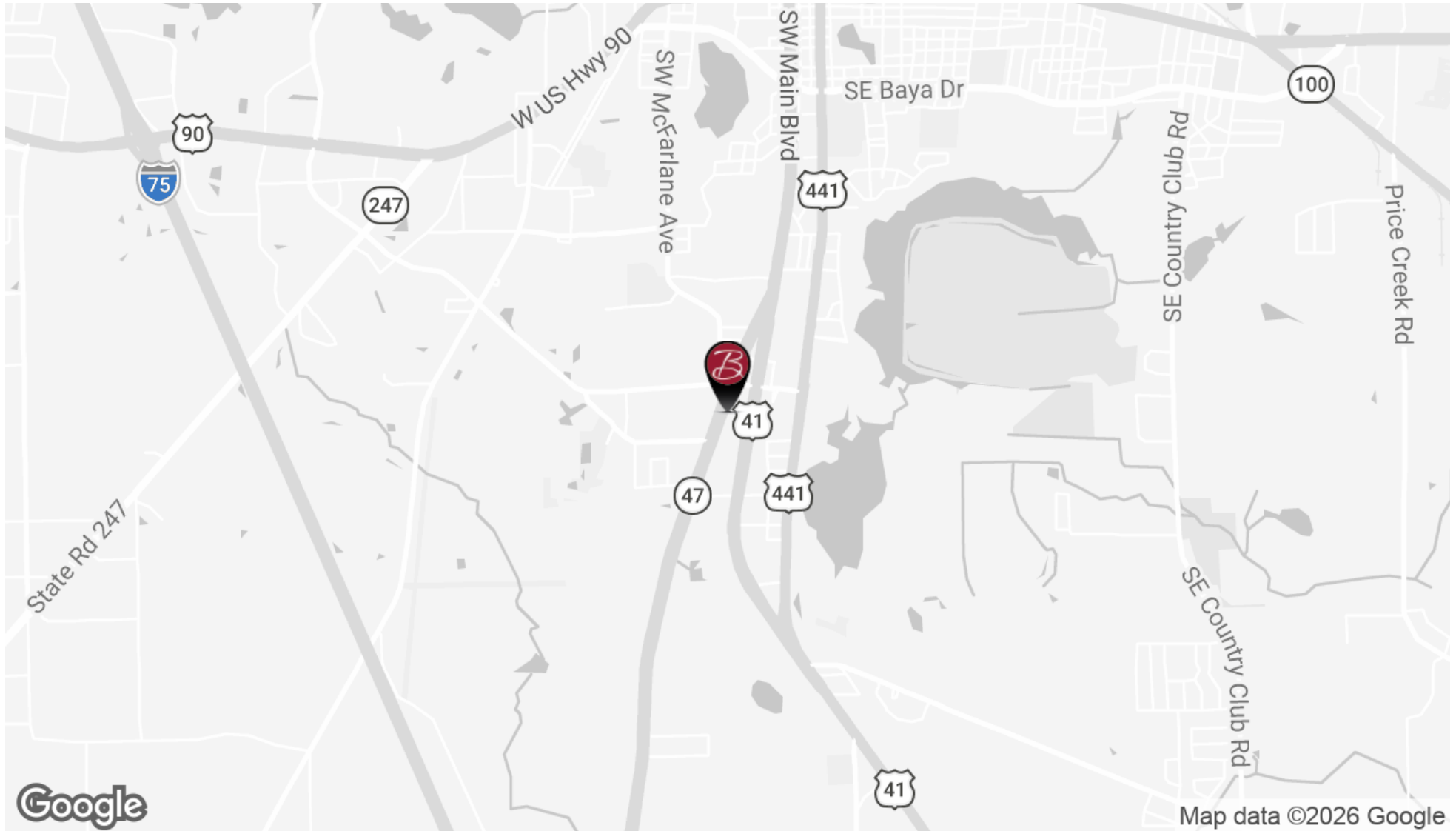
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## LOCATION MAP

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## MAIN TREATMENT ROOM

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## ADDITIONAL PHOTOS

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## DEMOGRAPHICS MAP & REPORT

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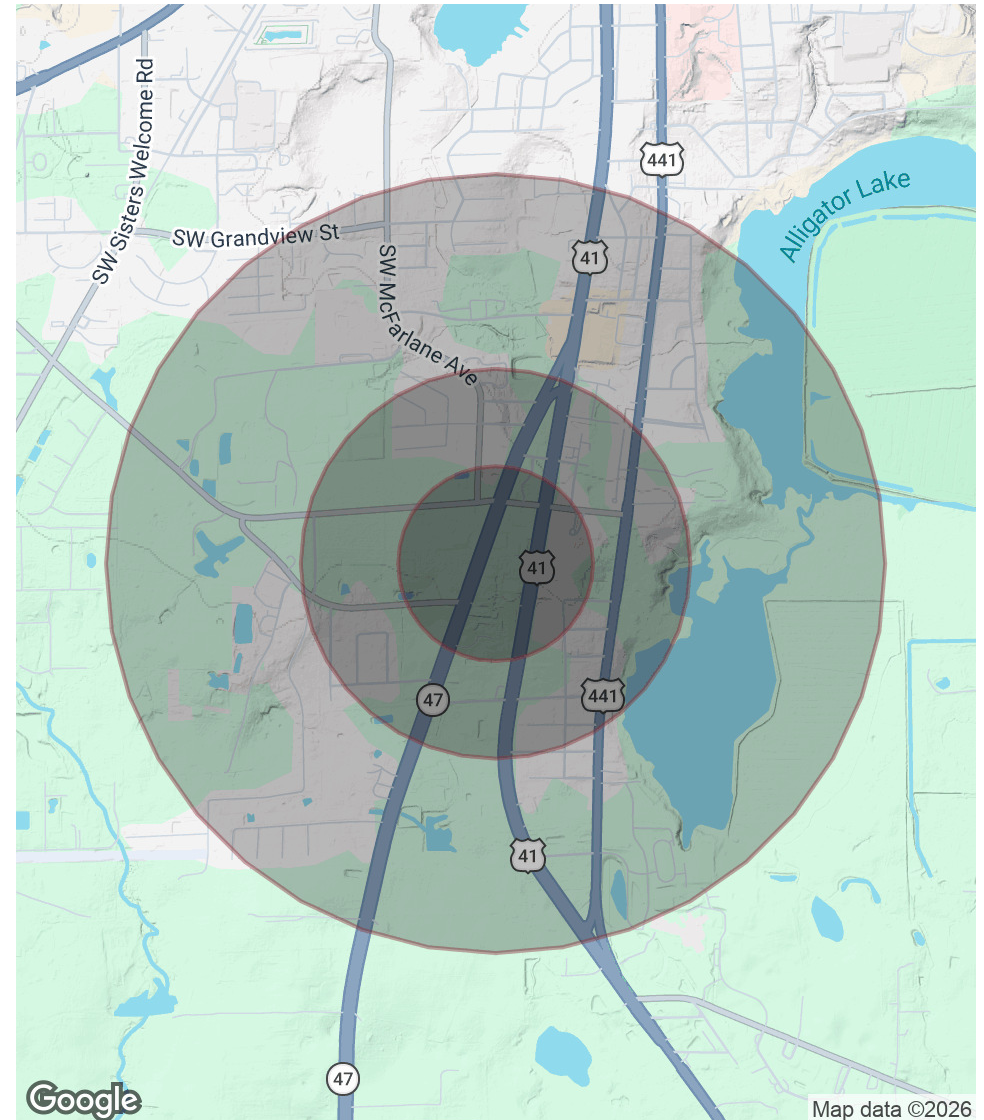
### POPULATION

|                      | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 163        | 792       | 2,938  |
| Average Age          | 42.5       | 40.0      | 39.4   |
| Average Age (Male)   | 42.7       | 40.1      | 39.6   |
| Average Age (Female) | 35.3       | 36.0      | 36.5   |

### HOUSEHOLDS & INCOME

|                     | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 62         | 318       | 1,190     |
| # of Persons per HH | 2.6        | 2.5       | 2.5       |
| Average HH Income   | \$77,890   | \$69,065  | \$68,401  |
| Average House Value | \$219,726  | \$211,102 | \$208,302 |

2023 American Community Survey (ACS)



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# PROFESSIONAL OFFICE BUILDING ON SR 47

## ADVISOR

701 SW SR 47 | Lake City, FL 32025



### ERIC LIGMAN

Director

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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.

### MEMBERSHIPS

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

#### Bosshardt Realty Services

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