

Sale

PROFESSIONAL OFFICE AVAILABLE

1204 Northwest 69th Terrace, Suite B Gainesville, FL 32605



PROPERTY DESCRIPTION

Professional 1,671 SF office condominium featuring five private offices, a reception and administrative area, a large client waiting room, two restrooms, a kitchenette, and storage.

Large windows throughout the suite provide excellent natural light. Recent capital improvements include a newer HVAC system and a recently replaced roof.

Convenient northwest Gainesville location just minutes from Newberry Road, I-75, North Florida Regional Medical Center, and major retail amenities.

Ideal for medical, counseling, legal, accounting, insurance, consulting, or other professional office users.

PROPERTY HIGHLIGHTS

- Five Private Offices
- Large Reception & Waiting Area
- Ample On-Site Parking

OFFERING SUMMARY

Sale Price: **\$244,000**

Condo Fee: **\$1,625 Quarterly**

Building Size: **1,671 SF**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,334	28,090	68,611
Total Population	5,787	66,312	170,406
Average HH Income	\$82,065	\$104,035	\$95,747

Shasta Schoellhorn
(352) 922-0048

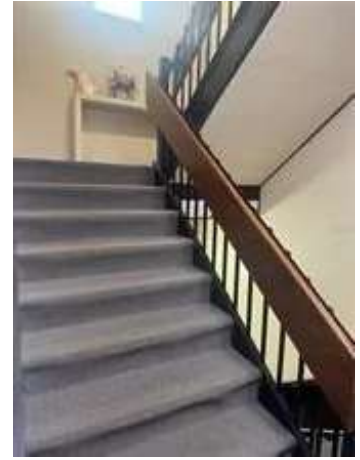


Coldwell Banker
Commercial
M.M. Parrish Realtors

Sale

PROFESSIONAL OFFICE AVAILABLE

1204 Northwest 69th Terrace, Suite B Gainesville, FL 32605



Shasta Schoellhorn
(352) 922-0048

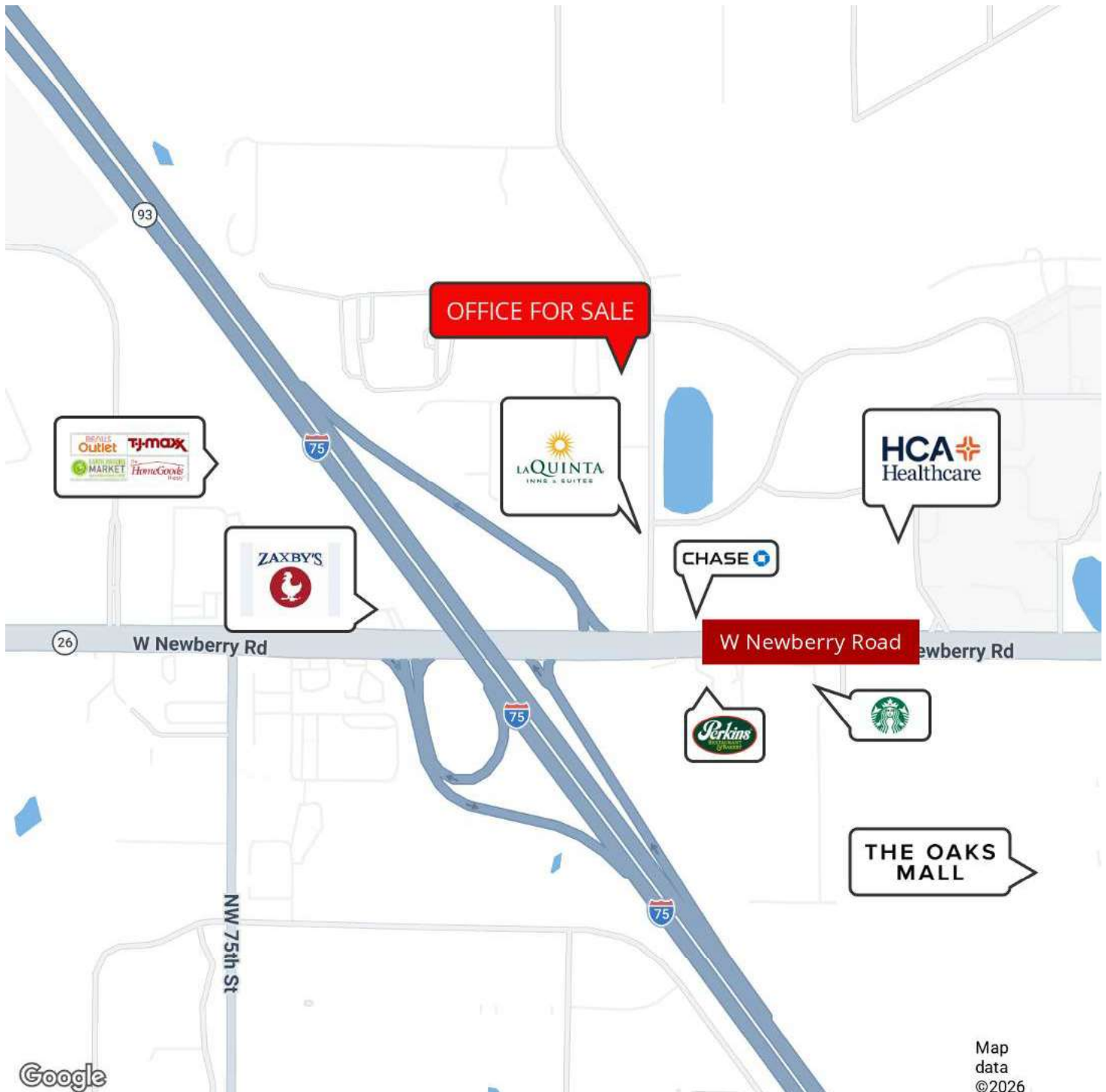


**Coldwell Banker
Commercial**
M.M. Parrish Realtors

Sale

PROFESSIONAL OFFICE AVAILABLE

1204 Northwest 69th Terrace, Suite B Gainesville, FL 32605



Shasta Schoellhorn
(352) 922-0048



Coldwell Banker
Commercial
M.M. Parrish Realtors

Sale

PROFESSIONAL OFFICE AVAILABLE

1204 Northwest 69th Terrace, Suite B Gainesville, FL 32605



SHASTA SCHOELLHORN

Commercial Sales Associate

Cell: (352) 922-0048

shasta@mmparrish.com

FL #259506759

Shasta Schoellhorn
(352) 922-0048



Coldwell Banker
Commercial
M.M. Parrish Realtors