

SALE

COLLEGE PARK MULTI FAMILY OPPORTUNITY

1615 NW 3rd Ave Gainesville, FL 32603



PROPERTY DESCRIPTION

This is a property improvement project or repurpose opportunity near UF Campus. Property is currently rented and producing income. It has two buildings with 6 apartments each, and a repurposed building with 2 apartments and 7 offices. Current income and expenses provided for your review. Information limited and being sold for the location and its potential.

PROPERTY HIGHLIGHTS

- Near UF Campus
- Parking On Site
- Two Buildings

OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	21
Lot Size:	0.38 Acres
Building Size:	13,244 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,362	2,782	7,108
Total Population	3,107	7,777	24,648
Average HH Income	\$19,631	\$25,777	\$42,486

Perry Pursell
(352) 665-9731



**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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OVERVIEW

Price	\$2,800,000
Price Per SF	\$234
Price per Unit	\$133,333

GROSS INCOME

\$190,404.00

EXPENSES SUMMARY

Waste Management	\$3,968
Utilities	\$28,300
Misc Repairs	\$11,068
Insurance	\$13,200
Accounting	\$1,898
Pest Control	\$1,755
2025 Real Estate Taxes	\$31,916

OPERATING EXPENSES

\$92,106

Monthly Potential Gross Income

21,900

Yearly Potential Gross Income

262,800

Information is deemed from reliable sources but is not guaranteed.



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SUITE	BEDROOMS	BATHROOMS	RENT
1615/1	2	1	\$1,400
1615/2	2	1	\$1,400
1615/3	2	1	\$1,400
1615/4	2	1	\$1,400
1615/5	2	1	\$1,400
1615/6	2	2	\$1,600
1625/1	2	2	\$1,600
1625/2	2	2	\$1,600
1625/3	2	2	\$1,600
1625/4	2	2	\$1,600
1625/5	2	2	\$1,600
1625/6	2	2	\$1,600
1624/O1	-	-	\$300
1624/O2	-	-	\$300
1624/O3	-	-	\$300
1624/O4	-	-	\$300
1624/O5	-	-	\$300
1624/O6	-	-	\$300
1624/O7	-	-	\$300
1624/AptA	2	1	\$800
1624 AptB	3	1	\$1,000
TOTALS			\$22,100



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