

FLEX BUILDING WITH FOUR MOTORIZED ROLL-UP DOORS

704 Northeast 1st Street | Micanopy, FL 32667



FOR LEASE

FOR MORE INFORMATION:



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

704 Northeast 1st Street | Micanopy, FL 32667



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Gross)
Building Size:	3,160 SF
Office SF:	702 SF
Warehouse SF:	2,458 SF
Number of Units:	1
Zoning:	C-1

PROPERTY OVERVIEW

Former fire station available for lease. Approximately 3,166 sq ft of office and warehouse space in Micanopy. The building includes office area and warehouse space with four motorized roll-up doors, providing convenient access for vehicles, equipment, deliveries, storage, or service-based operations. The warehouse portion is not currently heated or cooled. The property's unique layout and former municipal use make it well suited for a range of commercial users seeking a combination of office, storage, and vehicle-access space. The property is zoned C-1, providing flexibility for a variety of neighborhood-serving commercial, professional, service, storage, and community-oriented uses, subject to applicable zoning requirements and approvals. Conveniently located near Downtown Micanopy. This is a leasing opportunity for a tenant seeking adaptable space, multiple access points, and a distinctive commercial setting.

PROPERTY HIGHLIGHTS

- Office and warehouse space
- Four motorized roll-up doors
- Functional vehicle and equipment access

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OFFICE PHOTOS

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WAREHOUSE PHOTO

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WAREHOUSE PHOTO

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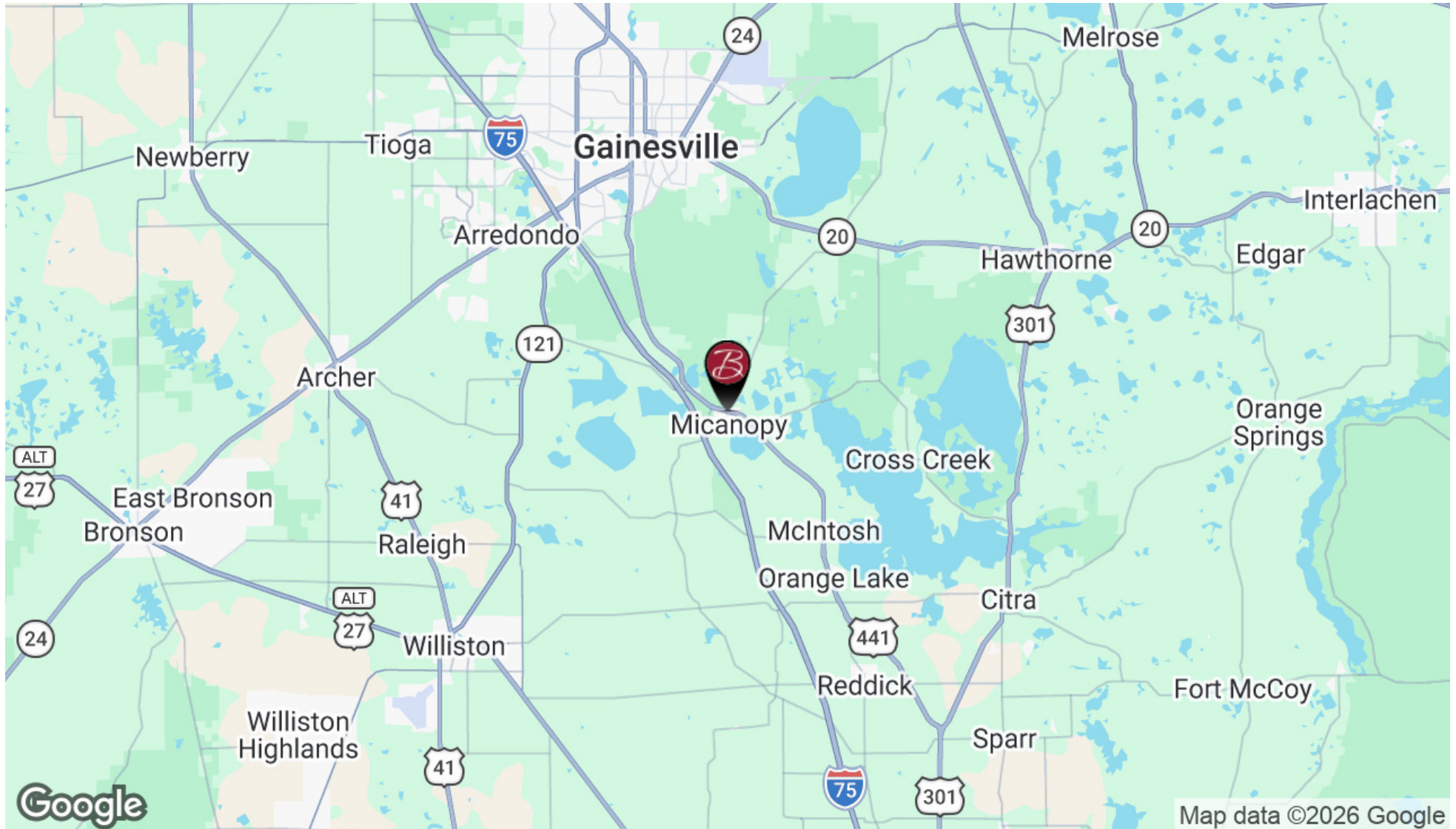


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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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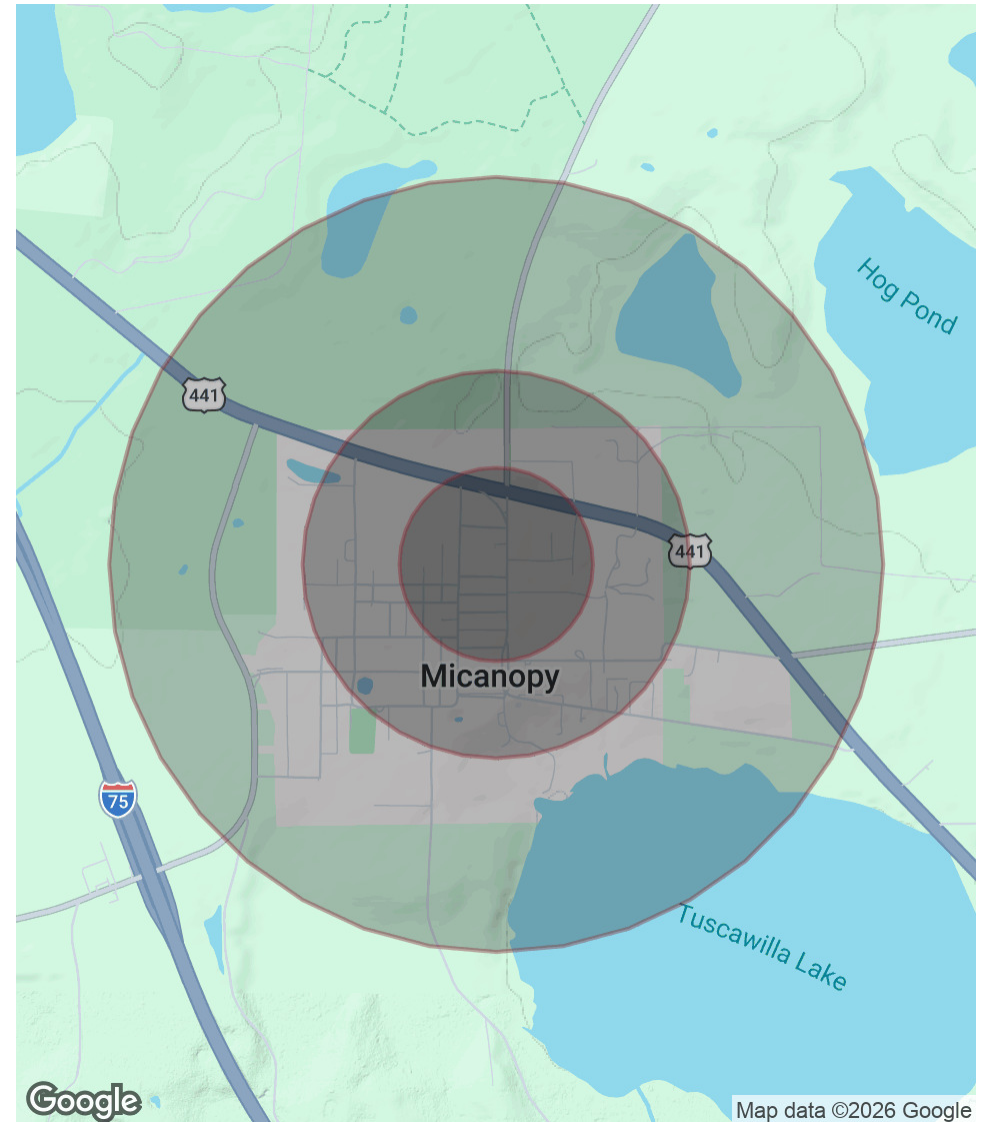
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	4	19	79
Average Age	68.9	56.0	54.3
Average Age (Male)	74.0	59.9	58.1
Average Age (Female)	64.3	52.3	50.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	9	39
# of Persons per HH	4.0	2.1	2.0
Average HH Income	\$218,039	\$94,847	\$87,937
Average House Value	\$458,752	\$300,860	\$233,707

2023 American Community Survey (ACS)



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Director
352.256.2112
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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.

MEMBERSHIPS

ICSC

LoopNet

Gainesville Chamber Commerce

GACAR- Gainesville Alachua County Association of Realtors

National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



Makayla Richardson

Commercial Associate

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MAKAYLA RICHARDSON

Commercial Associate

makayla@bosshardtrealty.com

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 two 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.

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

Public Notary

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