

# NAI

# 215

W. COLLEGE AVE. SUITES 101 & 102  
TALLAHASSEE, FL 32301

RETAIL/OFFICE TWO-UNIT CONDO PORTFOLIO

TOTAL 7,961 SF FOR SALE \$1,350,000



# NAI TALCOR

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# 215 W. COLLEGE AVE.

This opportunity consist of a two-unit condo portfolio in the heart of Kleman Plaza. The units are located on the ground floor of the Tallahassee Center building, downtown Tallahassee. Unit 101 is currently a Class-A full-service restaurant with a significant amount of FF&E (please inquire about a full inventory list). Unit 102 is currently leased to a nightclub operator that will vacate for an owner-occupant or stay should an investor want them to extend their lease (please inquire about terms). **The total 7,961 SF is for sale at a purchase price of \$1,350,000.**

The property is conveniently located two blocks from the State Capitol and one block from Florida State University.

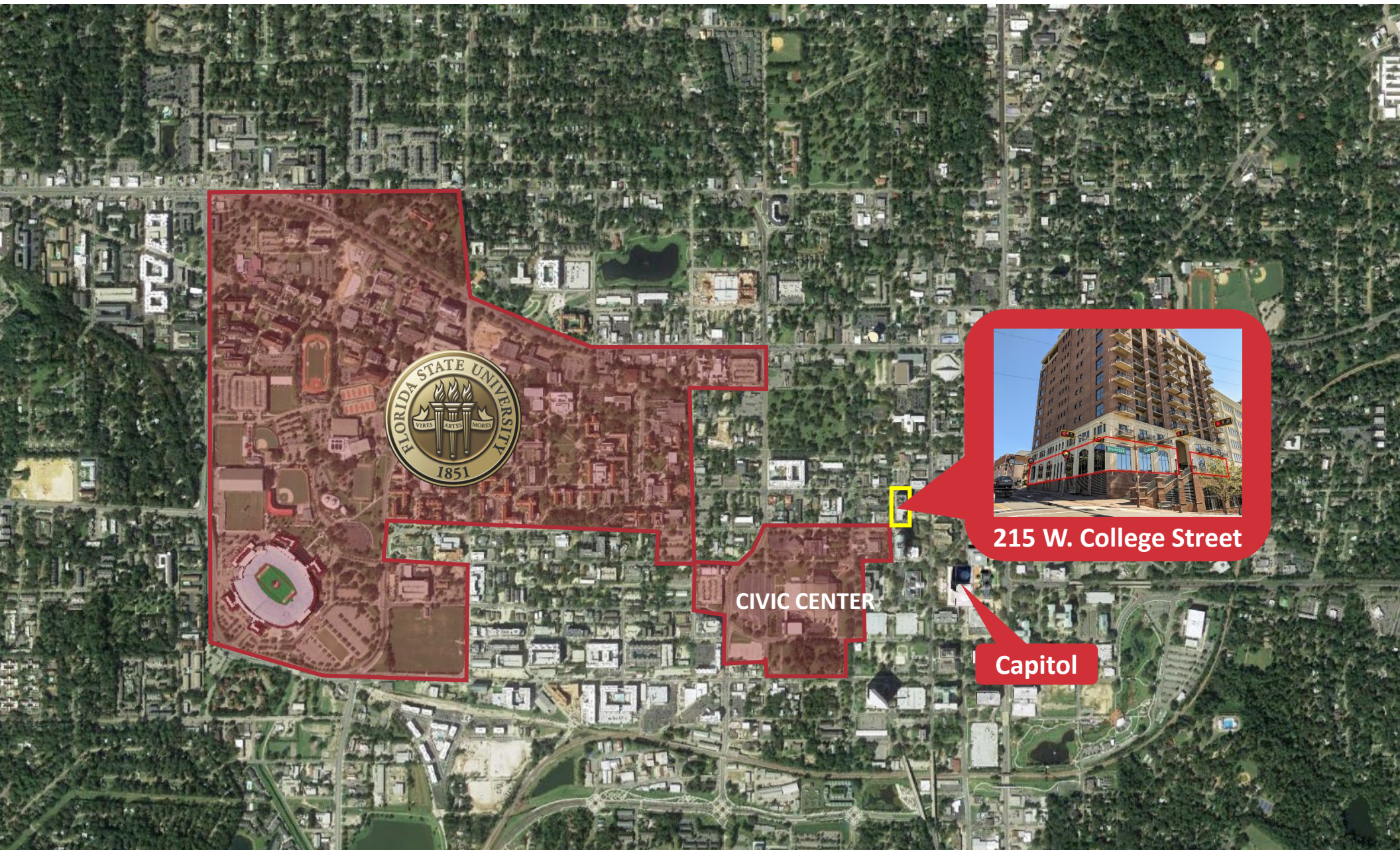
- Located two blocks from the State Capitol Building and one block from Florida Sate University
- Unit 101 is 3,970 SF consisting of a full-service restaurant
- Unit 102 is 3,991 SF consisting of a nightclub
- Can be purchased separately
- Great location for both office and retail use
- Association fees cover water, trash pickup, internet services, and basic cable service
- 2 parking spaces are available in the garage for each unit. Total of 4 spaces. Additional parking may be negotiated separately

## TALLAHASSEE AREA INFORMATION

Tallahassee is known as Florida's Capital City and Downtown Tallahassee is the political epicenter drawing in visitors from around the state and nation to visit the Capitol. In addition, the city is known for its college population from Florida State University (42,000 student enrollment), Tallahassee Community College (18,000 student enrollment), and Florida A&M University (9,000 student enrollment). The heart of the Capital City is Downtown Tallahassee. Downtown Tallahassee is known for its beautiful parks, boutique hotels, unique and exciting dining, museums, arts, music and natural resources. So regardless of what brought you here, being here will guarantee you a vibrant experience with entertainment, culture and delight.







215 W. College Street

Capitol





215 W. College Street

5 Minute Walk to State Capitol



Florida State Capitol



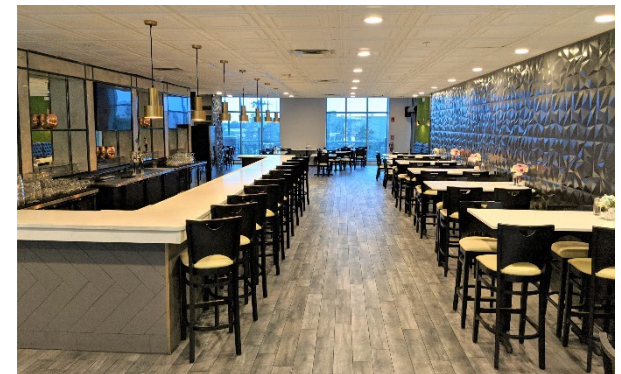
# UNIT 101 – 3,970 SF Restaurant





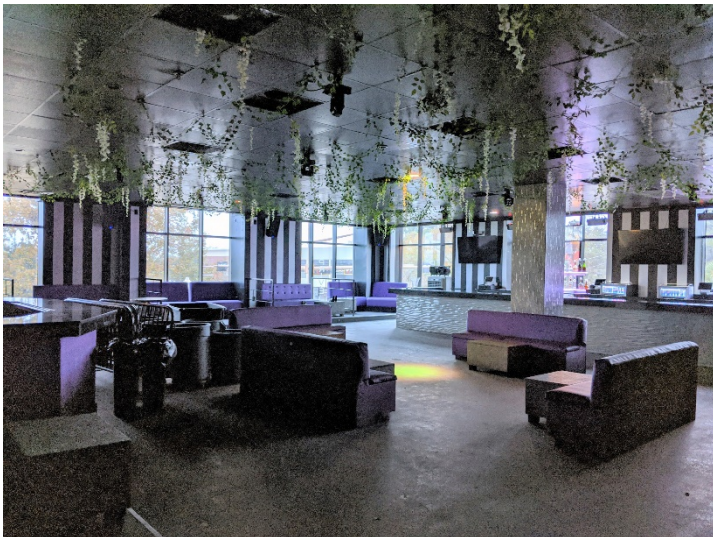
# UNIT 101 – 3,970 SF Restaurant

- This Class-A full-service restaurant comes with significant FF&E if interested in keeping the same use. Please inquire about a full inventory list.
- The restaurant seats 125 inside and an additional 30 outside within Kleman Plaza's prized square.
- This unit has two separate bathrooms with handicap accessibility.
- Located on the ground floor of a 115-unit condo building with access to a covered garage. Please inquire about available parking.





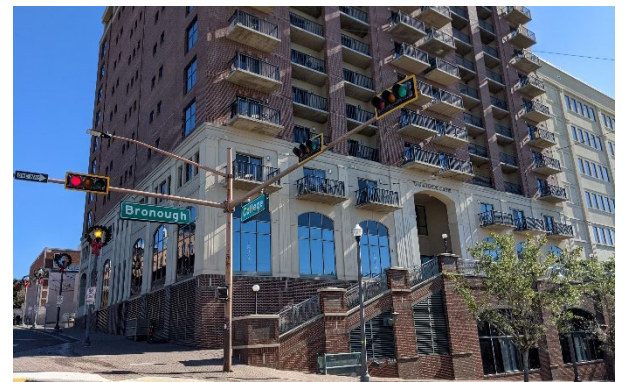
# UNIT 102 – 3,991 SF Nightclub





# UNIT 102 – 3,991 SF Nightclub

- Currently home to a nightclub. The tenant has expressed interest in staying; however, they will vacate for an owner-occupant.
- Perfect location with signage located on the corner of Bronough and College.
- This unit has two separate bathrooms with handicap accessibility.
- Great office location for a user who needs to be close to the Capitol and FSU.











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