



FOR SALE

■ 4340 W Newberry Rd Suite 101

4340 W Newberry Rd Suite 101

Gainesville, FL 32607

PROPERTY OVERVIEW

First floor professional office/medical condo in Millennium Center, a 3 story building with a grand lobby. Other occupants in the building include Gainesville High Field MRI, Vitreo Retinal Associates, Accent Physician Specialist, Alachua County Employee Health & Wellness Center, and others. 138 parking spaces. Unit includes a covered four lane drive-thru canopy. The CP Zoning District allows a wide array of uses including professional offices, medical offices, laboratory, health services, research and testing facilities, and veterinary services. Unit is subject to the Condominium Declaration of the 43rd Street Medical Building, a condominium.

** Any Facility Sales to Other Institutions May Include A Purchaser's Premium Of At Least 20%.

OFFERING SUMMARY

Condo Size:

5,982 SF

Zoning:

CP (Corporate Park) - City of Gainesville

SALE PRICE

Subject To Offer



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SLC Commercial
Realty & Development



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Property Details

PROFESSIONAL OFFICE/MEDICAL CONDO

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Building Information

Building Size	5,982 SF
Year Built	2000
Building Class	A
Condo Details	43rd Street Medical Building, a condominium
Monthly Condo Fee	\$2,178.06

Location Information

Building Name	Professional Office/Medical Condo
Street Address	4340 W Newberry Rd Suite 101
City, State, Zip	Gainesville, FL 32607
County/Township	Alachua

Zoning Details

Zoning Details	CP (Corporate Park) - City of Gainesville
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[CLICK HERE FOR PERMITTED USES](#)

Parking & Transportation

Street Parking	Yes
Number Of Spaces	138

Property Details

Property Type	Office
Property Subtype	Office Building
APN#	06544-201-101
Traffic Count	35,500 AADT
RE Taxes (2022)	\$12,910.32
Assessed Value (2022)	\$601,058.00
Deed Restriction	5-Year restriction against use as a financial institution, as well as any medical marijuana related business

Location Overview

Situated at the corner of NW 43rd Street and W Newberry Road



Additional Photos

PROFESSIONAL OFFICE/MEDICAL CONDO

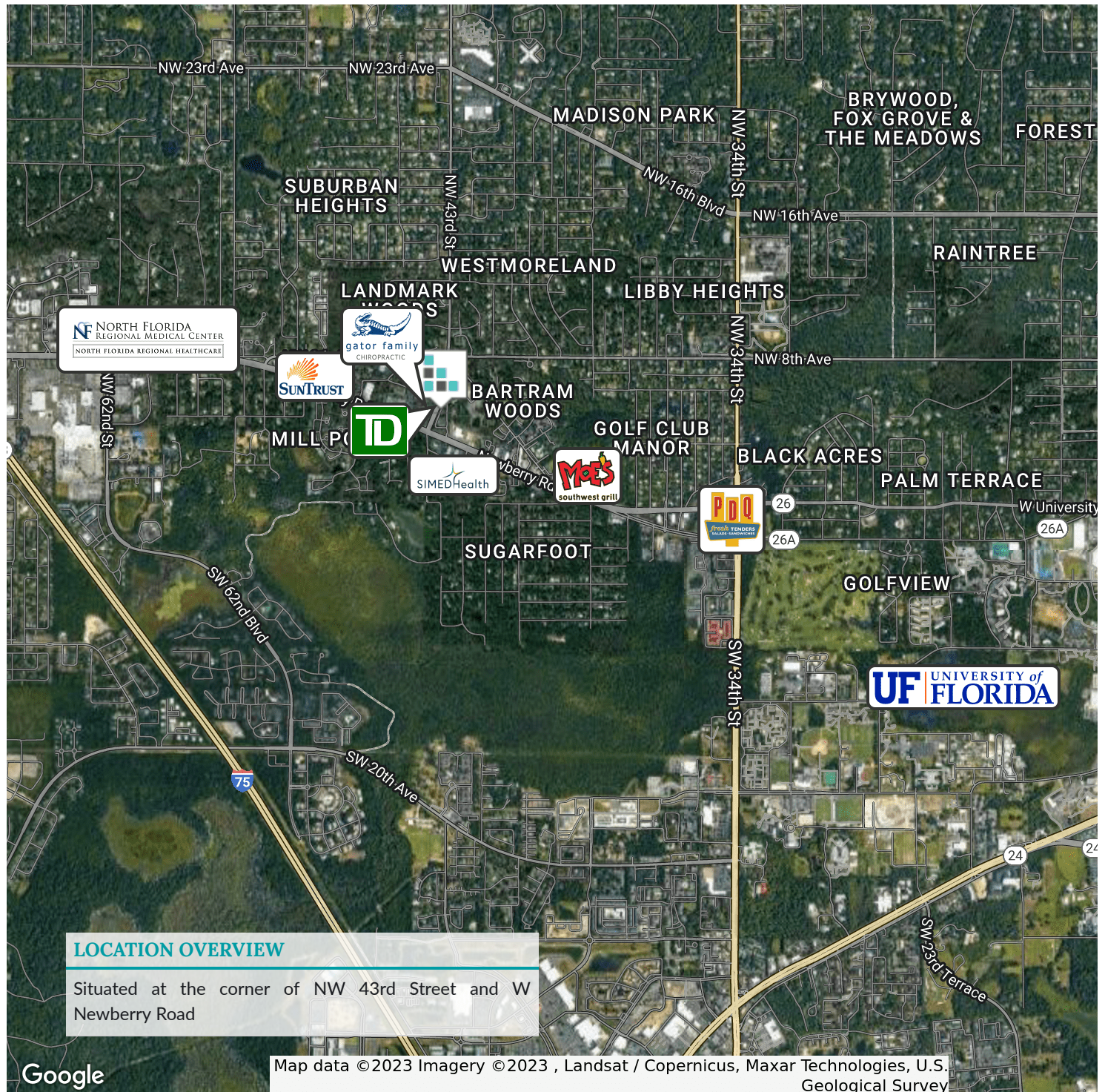
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Location Map

PROFESSIONAL OFFICE/MEDICAL CONDO

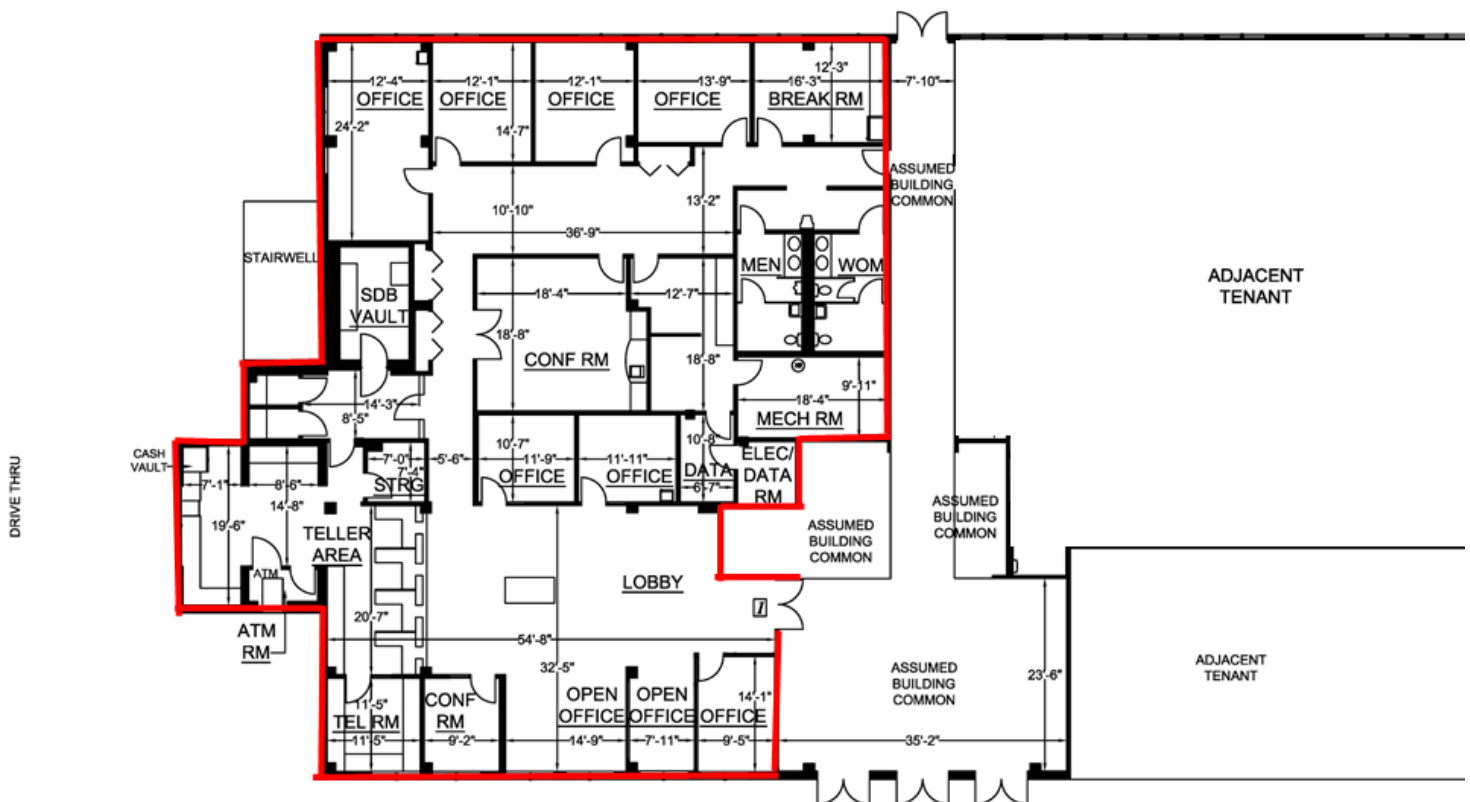
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Floor Plans

PROFESSIONAL OFFICE/MEDICAL CONDO

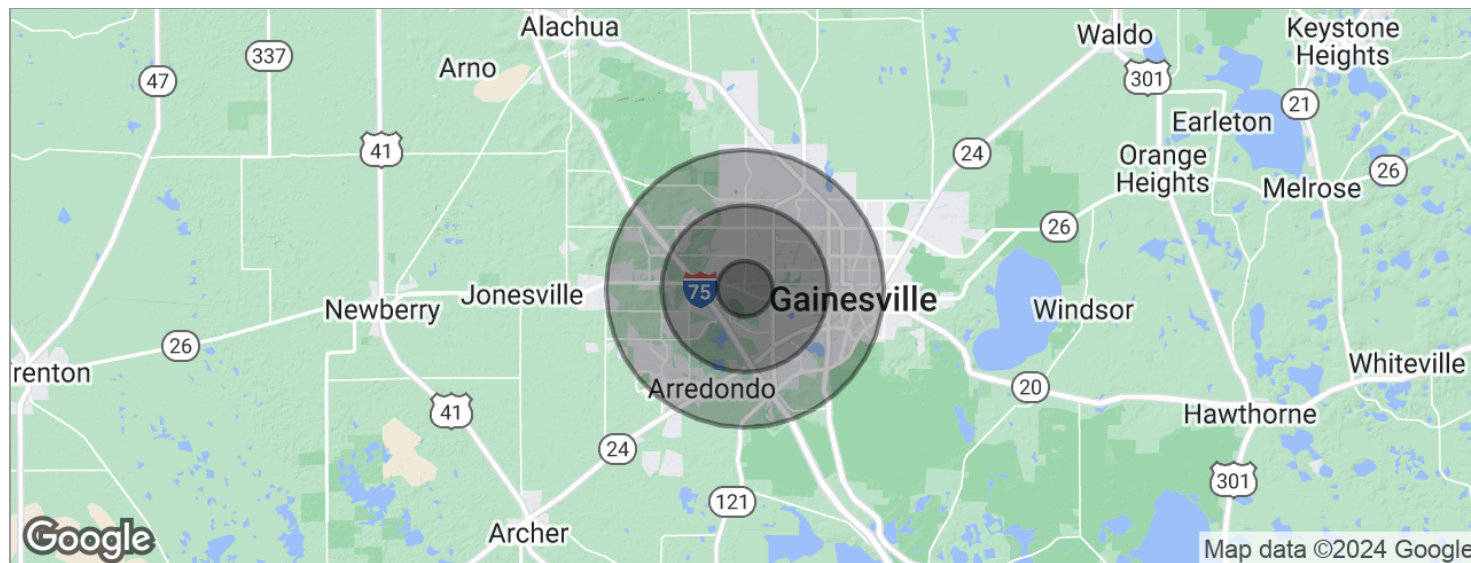
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Demographics Map

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,202	73,308	160,267
Median age	31.1	29.9	30.5
Median age (Male)	30.8	29.2	29.8
Median age (Female)	32.3	30.5	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,749	30,733	65,877
# of persons per HH	2.3	2.4	2.4
Average HH income	\$58,635	\$52,490	\$54,092
Average house value	\$189,079	\$227,064	\$227,318

* Demographic data derived from 2020 ACS - US Census

Disclaimer

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

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