

Prime Downtown Restaurant / Bar Location

Value-Add With Mixed Use Potential



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



Visit Our Website For Complete Listings

The information contained herein has been obtained from sources believed reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

PROPERTY DETAILS



109 South Main Street
Gainesville, Florida 32601

➤ **Property Type:** Restaurant / Bar
2nd floor presents opportunity for alternate mixed-use

➤ **Year Built / Renovated:** 1900 / 2008 / 2023

➤ **Gross Building Area:** 6,000 +-SF

➤ **Improvements:**
HVAC: 4 in 2023 / 2 in 2008
Electric/Plumbing/Windows: 2008
Fire Suppression & Kitchen Equipment : 2023
ADA Elevator accessed from outside
9' X 11' Walk-in Cooler

➤ **Site:** 4,300+- SF with 34.6' +- of direct access, frontage & exposure along E. side of S. Main St.

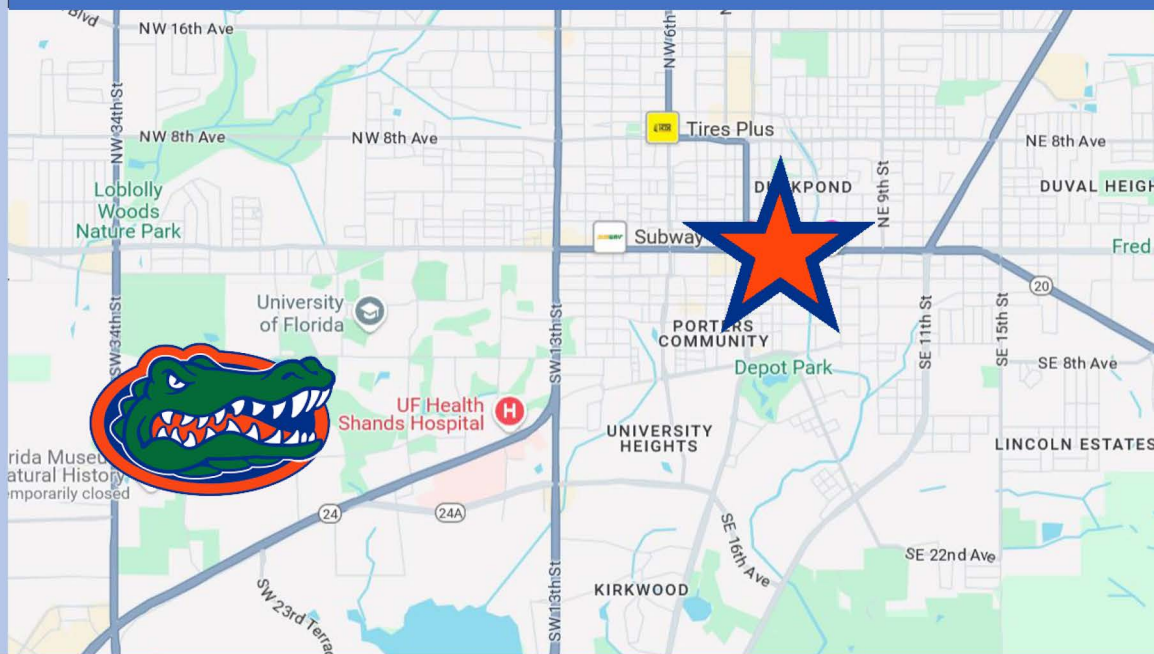
➤ **Parking:** Off-site / Street

➤ **Zoning:** DT – Downtown Zoning District

➤ **Utilities:** City water, sewer & electric

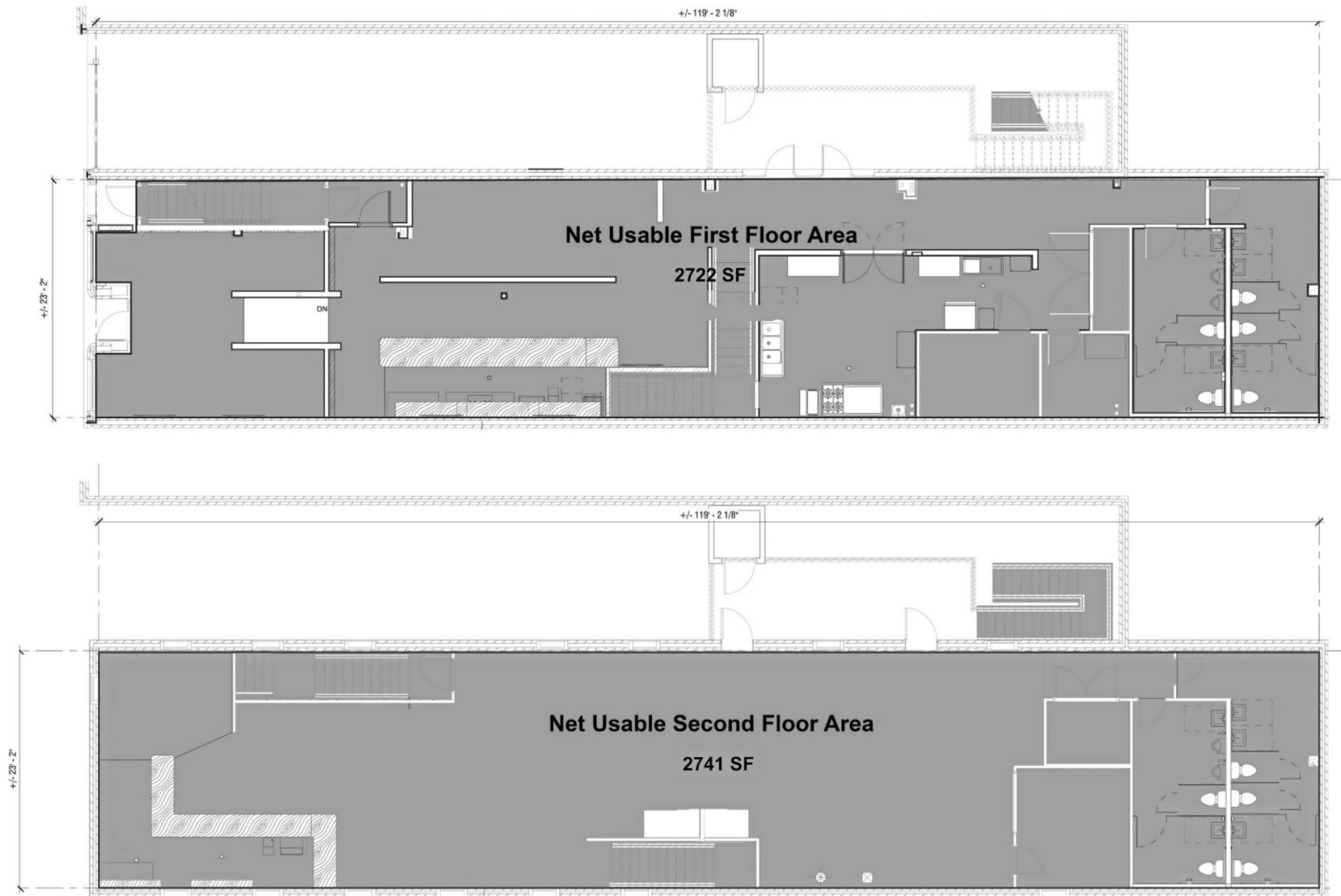
➤ **Asking Price:** \$1,995,900.00

➤ **Liquor License:** Available for separate purchase

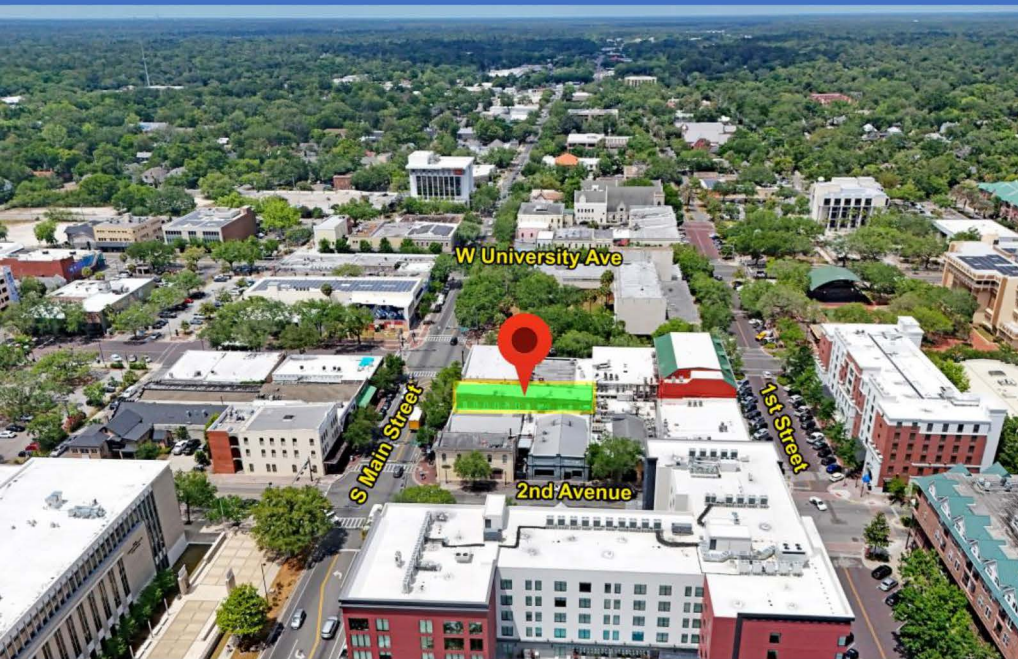


THE CORDELL GROUP
COMMERCIAL REAL ESTATE SERVICES

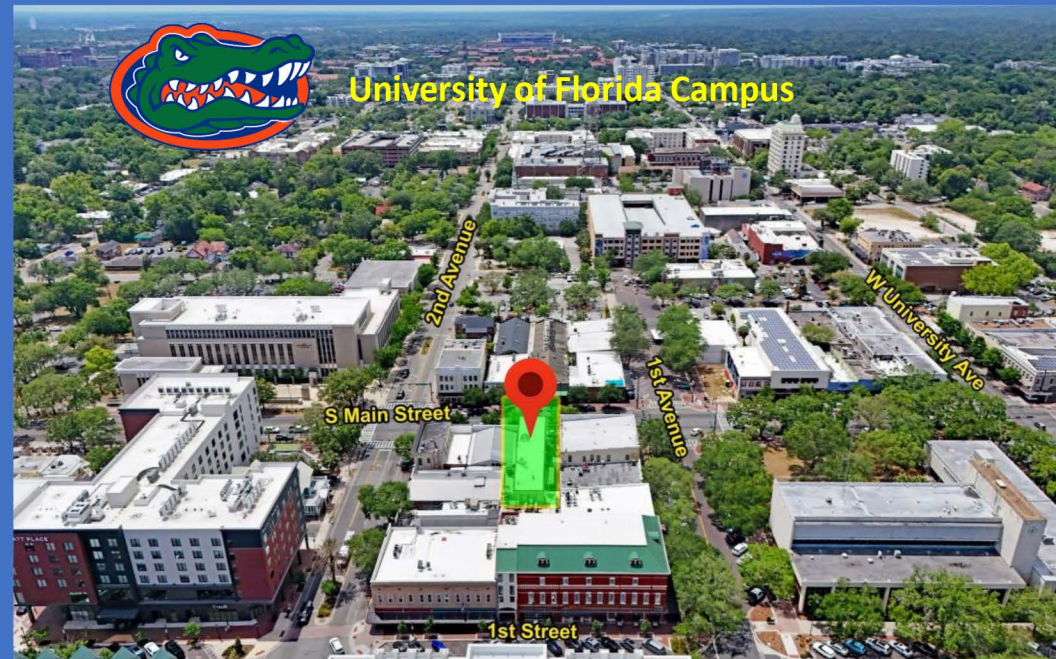
FLOOR PLAN



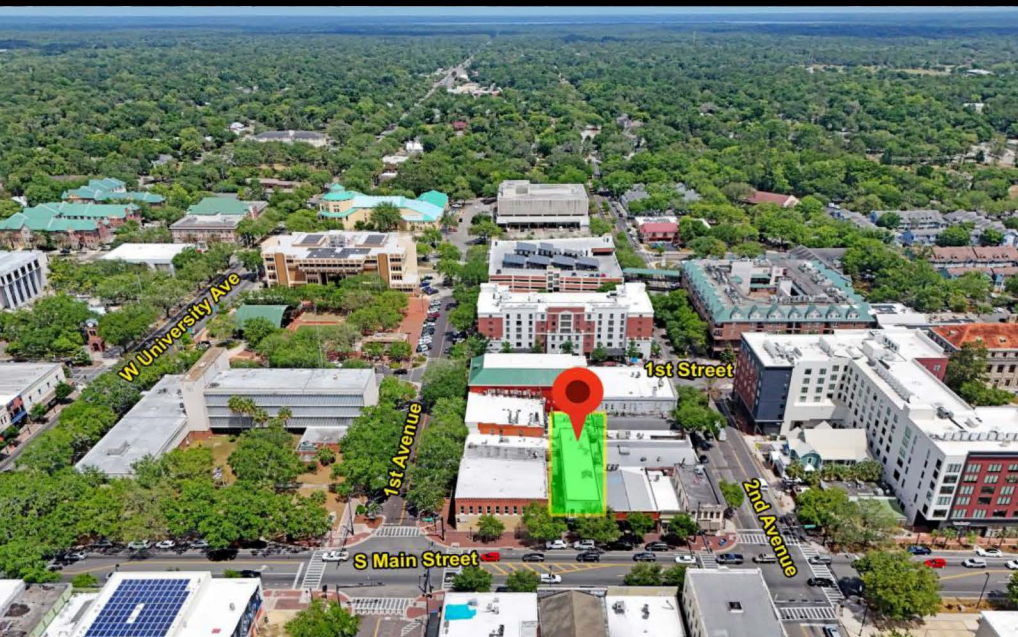
AERIALS



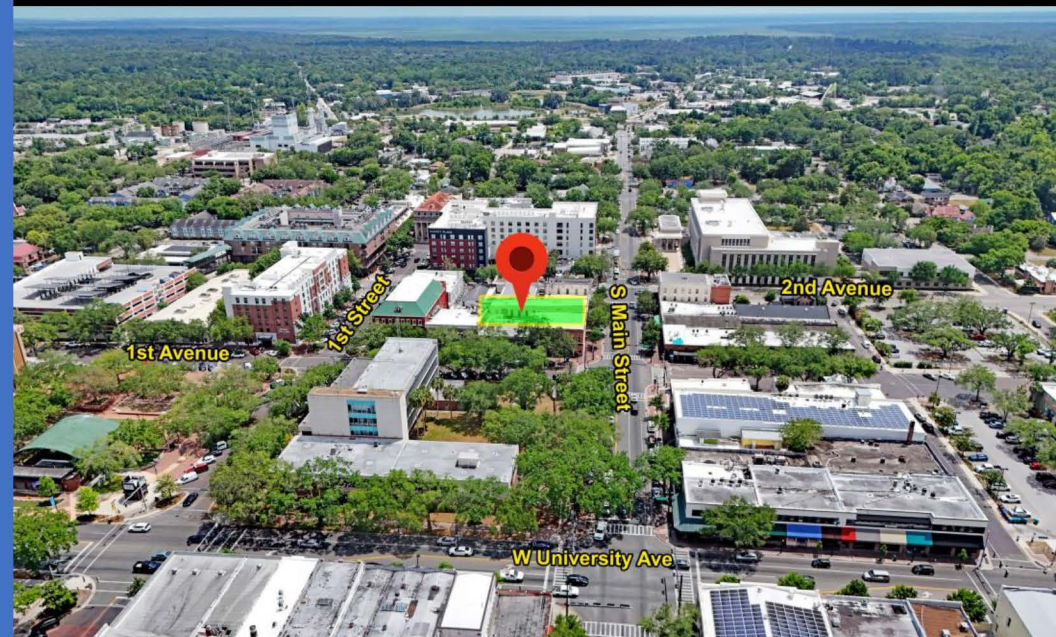
View of subject looking North



View of subject looking West



View of subject looking East



View of subject looking South

1st Floor Pictures



2nd Floor Pictures & Alley

