

Prime Downtown Restaurant / Bar Location

Value-Add With Mixed Use Potential



For Sale



Cord Butler

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: cord@thecordellgroup.com



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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.

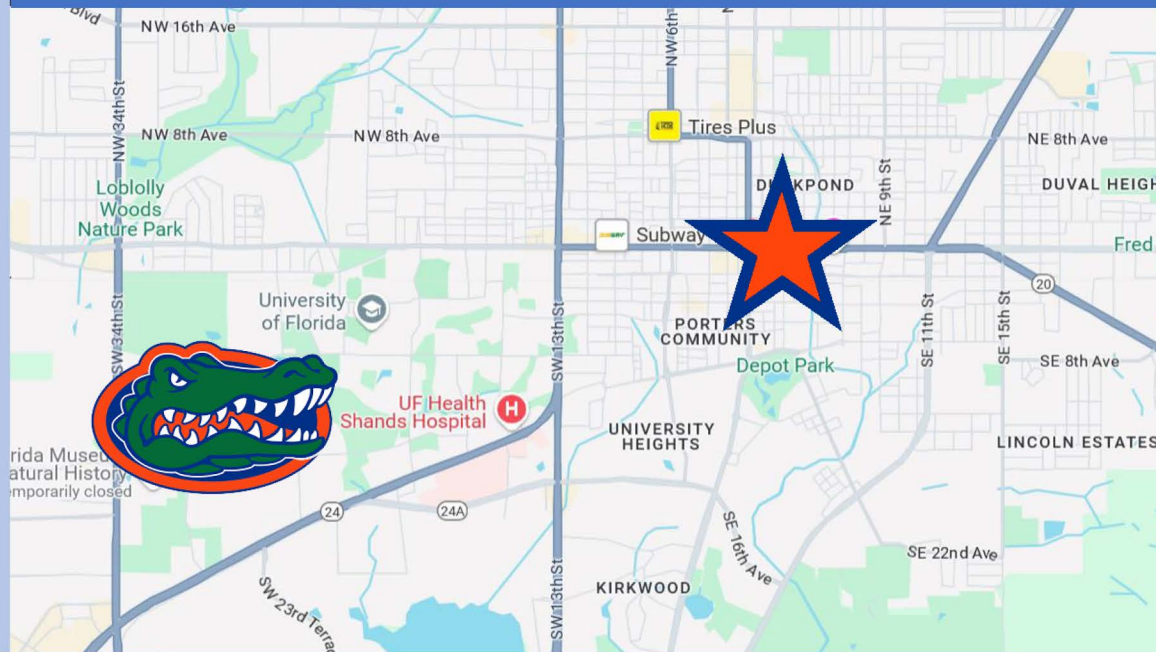
➔ **Parking:** Off-site / Street

➔ **Zoning:** DT – Downtown Zoning District

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

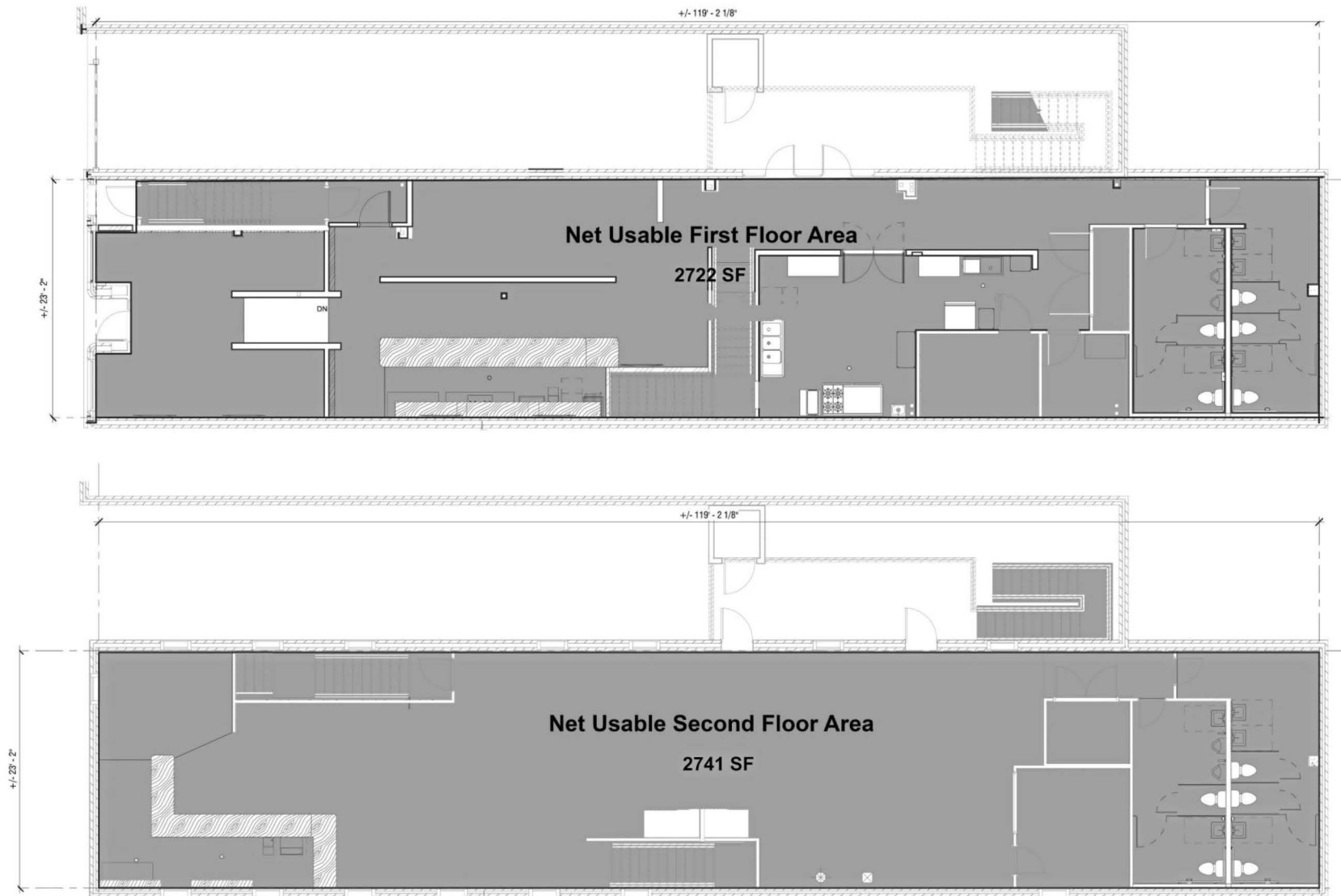
➔ **Asking Price:** \$1,796,310.00

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

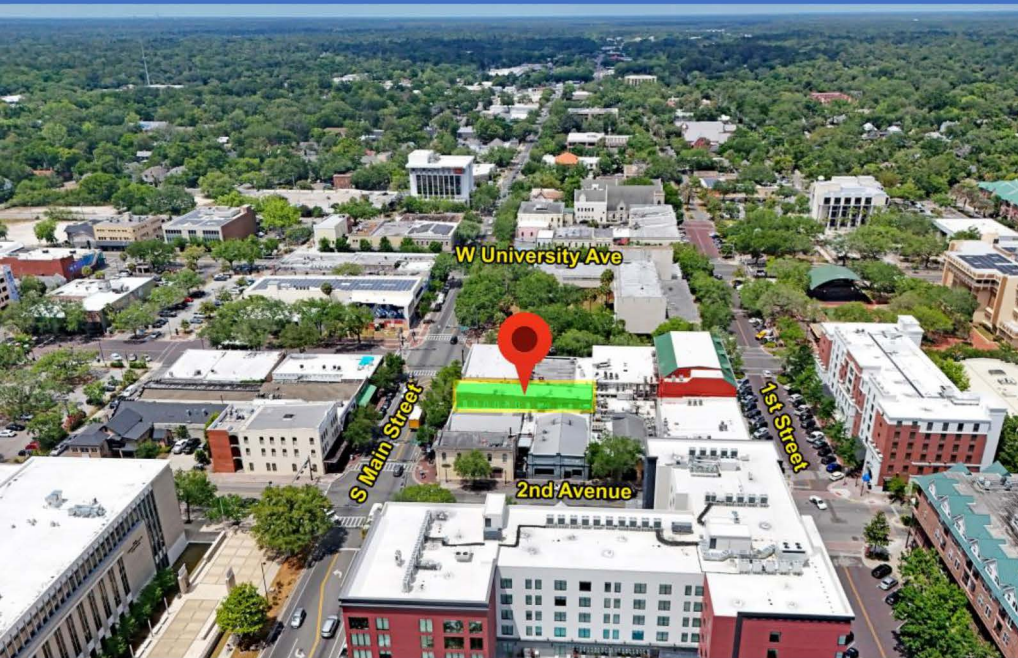


THE CORDELL GROUP
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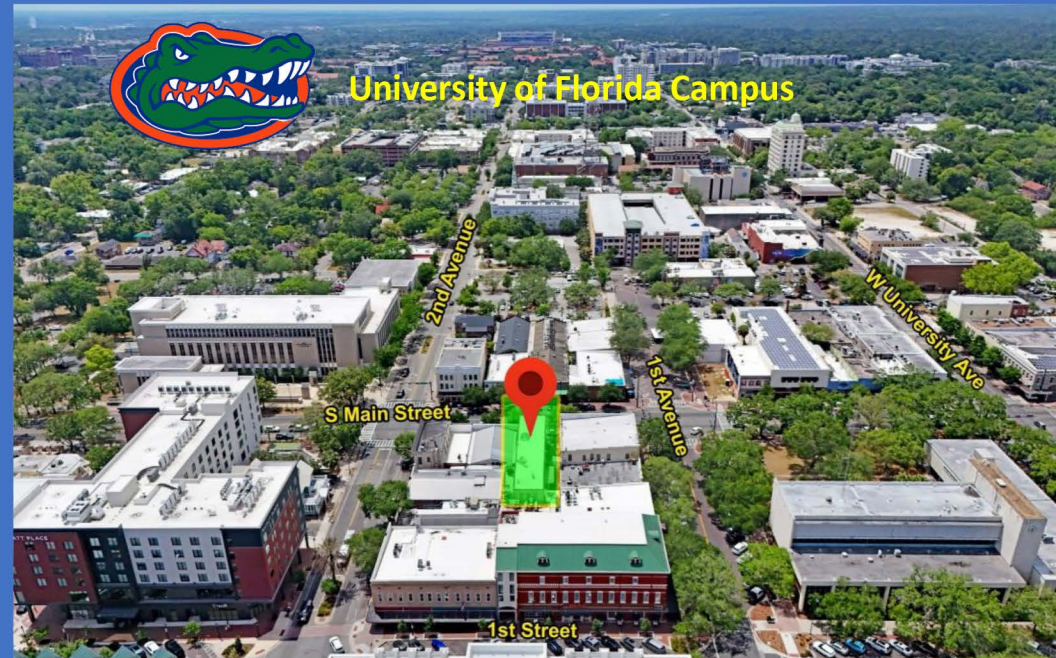
FLOOR PLAN



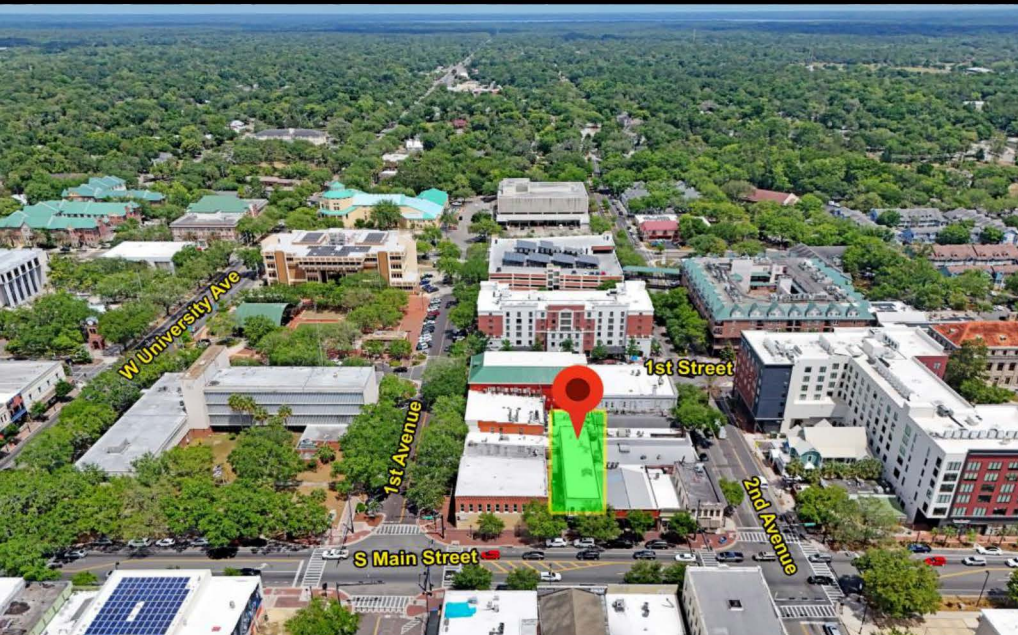
AERIALS



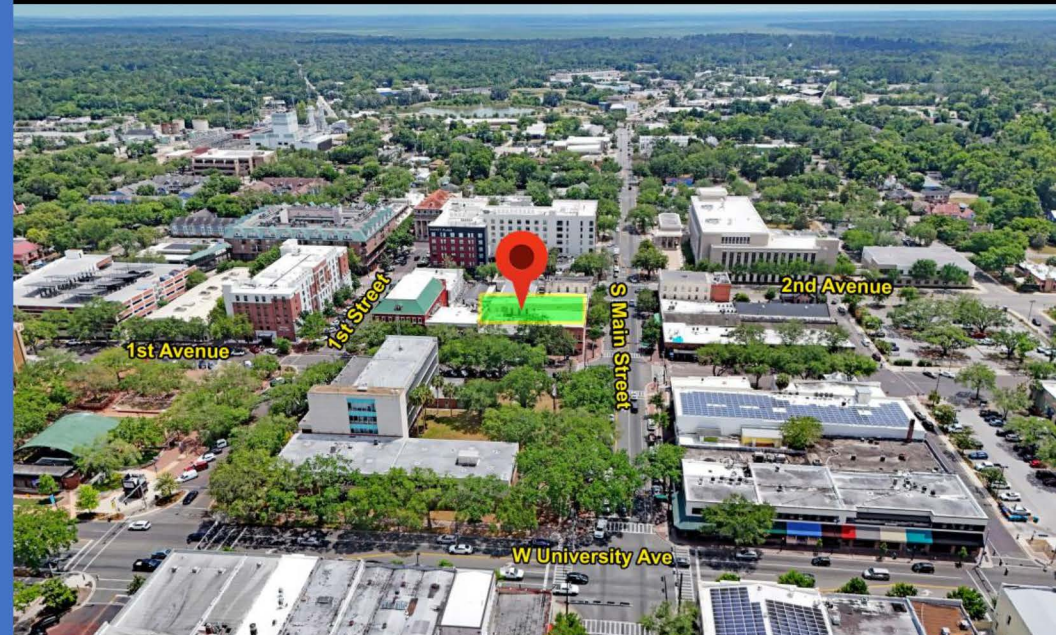
View of subject looking North



View of subject looking West



View of subject looking East



View of subject looking South

1st Floor Pictures



2nd Floor Pictures & Alley

