Prime Downtown Restaurant / Bar Location Value – Add With Mixed Use Potential On 2nd Floor





Cord Butler 60 Ocean Blvd., Suite #15 Atlantic Beach, Florida 32233 Phone: (904) 465- 1000 Email: cord@thecordellgroup.com



View Drone Video Online



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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

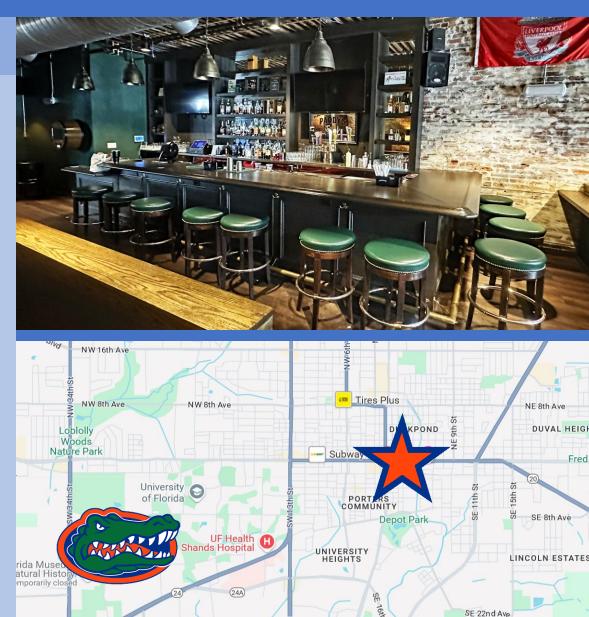
Site: 4,300+- SF with 34.6' +- of direct access, frontage & exposure along E. side of S. Main St.

Parking: Off-site / Street

- Zoning: DT Downtown Zoning District
- Utilities: City water, sewer & electric
- Asking Price: \$1,995,900.00

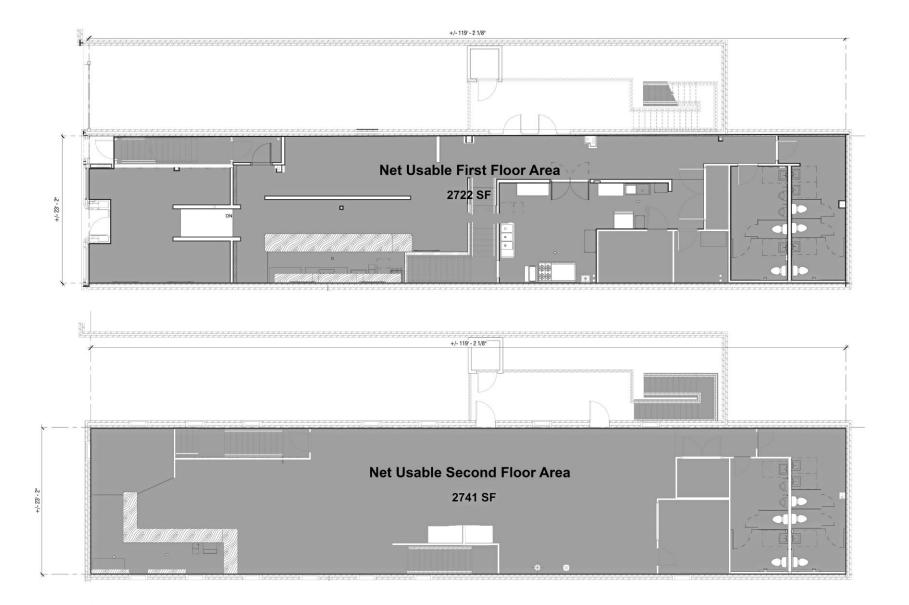
Liquor License: Available for separate purchase





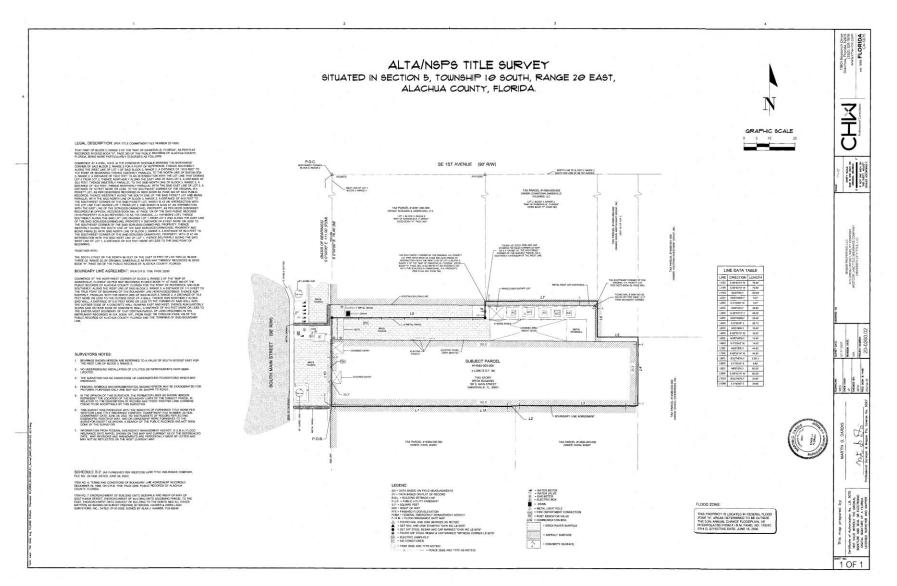
KIRKWOOD

FLOOR PLAN





SURVEY



Survey Available Upon Request



AERIALS



View of subject looking North



View of subject looking East



View of subject looking West



View of subject looking South

1st Floor Pictures











2nd Floor Pictures & Alley









