

# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601



## FOR SALE

### FOR MORE INFORMATION:



**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

## EXECUTIVE SUMMARY

235 SW 2nd Avenue | Gainesville, FL 32601



### OFFERING SUMMARY

Sale Price:	\$575,000
Building Size	1,835 SF
Lot Size:	0.17 Acres
Zoning:	DT
Market:	Downtown/Innovation Square
Zoing	DT

### PROPERTY OVERVIEW

Located at 235 SW 2nd Avenue in Downtown Gainesville, this 1,835 SF space offers a prime opportunity for retail or medical office space in one of Florida's most dynamic urban districts. Zoned DT supports a wide range of residential, office, retail, and mixed uses with flexible density and pedestrian-friendly design standards. Just steps from the courthouse and Innovation District, the property is surrounded by restaurants, entertainment, and cultural landmarks like the Hippodrome Theatre and Bo Diddley Plaza. With high visibility, walkability, and proximity to key transit routes and employment centers, it's an ideal infill site in a fast-growing North Central Florida market.

Roof Replaced in 4th Quarter 2021

### PROPERTY HIGHLIGHTS

- House can be removed upon request- contact listing agent
- Close proximity to Gainesville Parking Garage (850+ parking spaces)
- Walking distance to the Alachua County Courthouse
- Roof Replaced in 4th Quarter 2021

### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601



## GAINESVILLE, FLORIDA

Gainesville has evolved into a dynamic fusion of arts, culture, sports, higher education, and innovation, while preserving its rich history and natural beauty. The area boasts top-rated hospitals and research centers, more than 20 hotels, nationally recognized sports venues, vibrant historic districts, and a strong sense of community. Alachua County consistently ranks among the top places to live in the U.S.

## LOCATION DESCRIPTION

Located at 235 SW 2nd Avenue in Gainesville, Florida, the historic Robb House serves as the headquarters for the Alachua County Medical Society and the Robb House Medical Museum. Situated in the heart of downtown Gainesville, this property is within walking distance of the University of Florida and the city's Innovation District, offering convenient access to local amenities, dining, and cultural attractions.

## DOWNTOWN

Downtown Gainesville is the vibrant heartbeat of the city, centered around Main Street and University Avenue. This area is a lively blend of boutique shops, local restaurants, music venues, bars, and cafes, with standout attractions like the Hippodrome State Theatre and Bo Diddley Plaza, a popular outdoor event venue. With its mix of historic architecture, government centers, upscale dining, and an eclectic nightlife scene, downtown offers something for everyone. Recent zoning updates by the city have further enhanced development opportunities, inviting public and private investment into Gainesville's historic core.

## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601

## PROPERTY HIGHLIGHTS

- Great location in the heart of downtown Gainesville close to Federal, State, County Judicial and Administrative & City offices.
- Positioned on SW 2nd Avenue, a corridor connecting downtown to the University of Florida - - a distance of only ¾ mile.
- Walking distance to restaurants, and cultural amenities/entertainment including the Hippodrome Theatre, Cade Museum and Depot Park.
- Adjacent to 855-space City of Gainesville parking garage.
- Area easily connected to the Greater Gainesville area through RTS (Regional Transit System), roadway network and bike trail system.
- The site and downtown is an easy commute to the Gainesville Regional Airport - - 5.1 miles via University Avenue and SR 24.
- The site and downtown is easily accessible to and from I-75 via the Williston Road exit and South Main Street - - 5.3 miles, or 6.1 miles via SR 26 (Newberry Road).

**235** SOUTHWEST  
2<sup>nd</sup> AVEUE



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

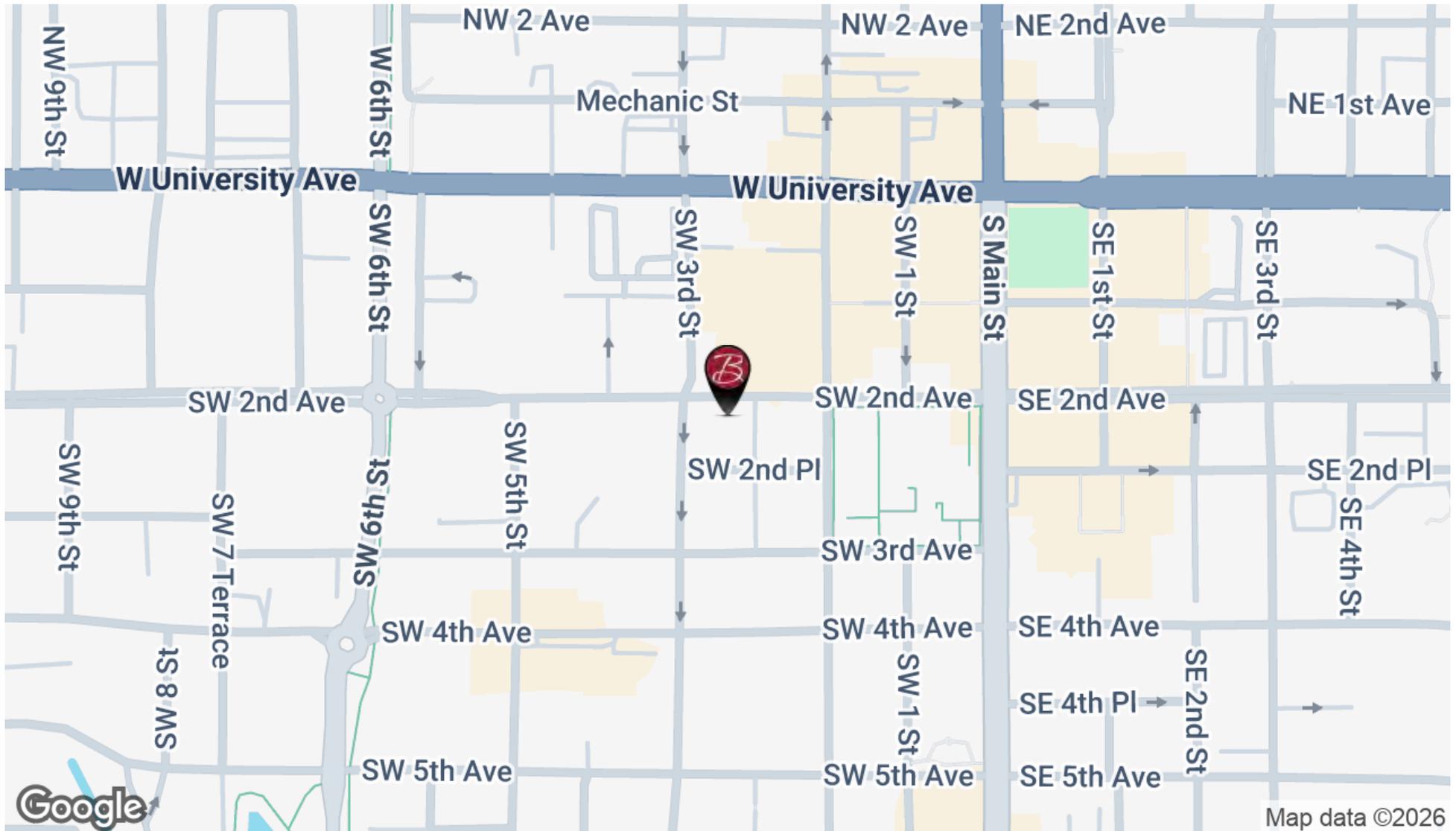
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

## LOCATION MAP

235 SW 2nd Avenue | Gainesville, FL 32601



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



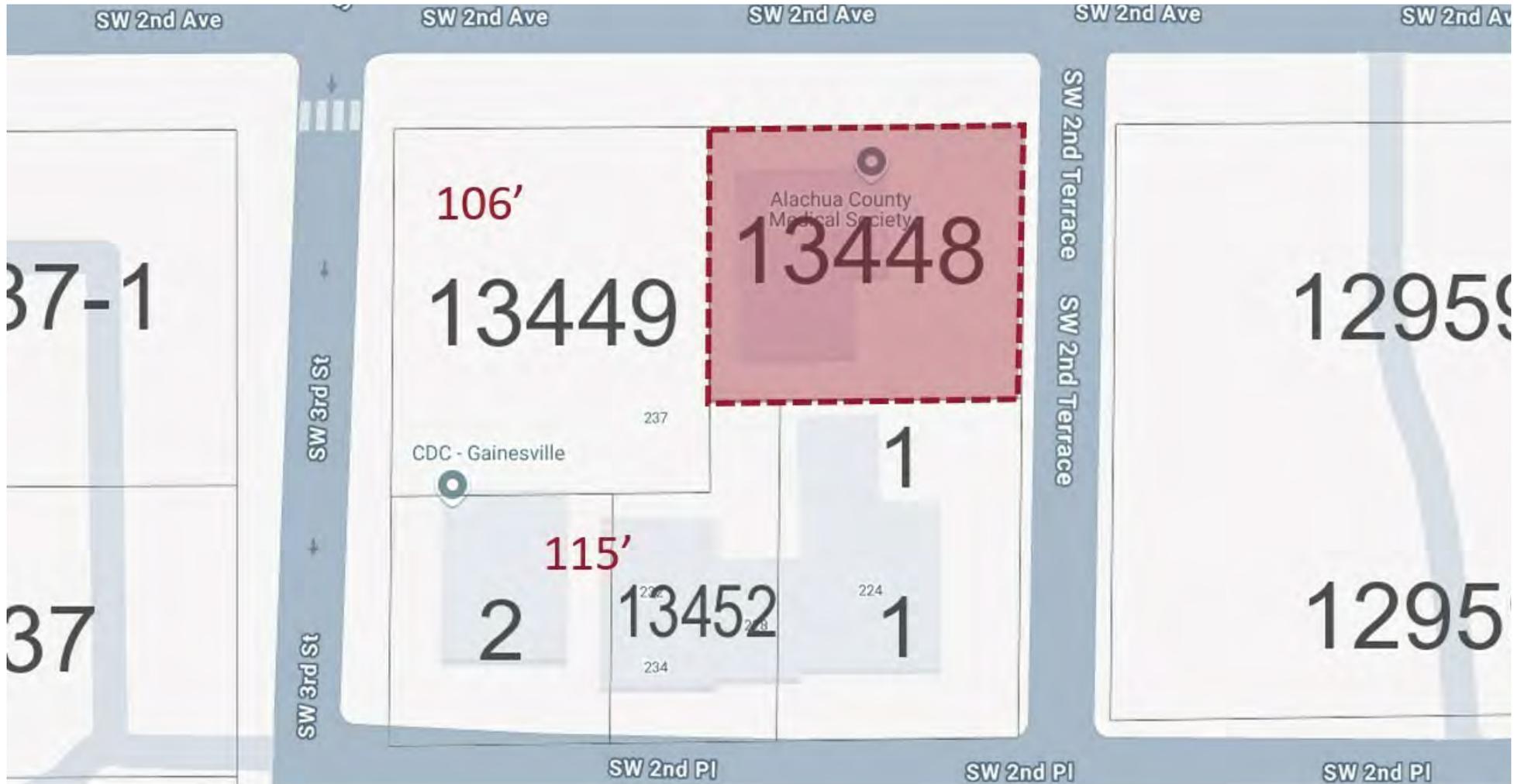
**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601



## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

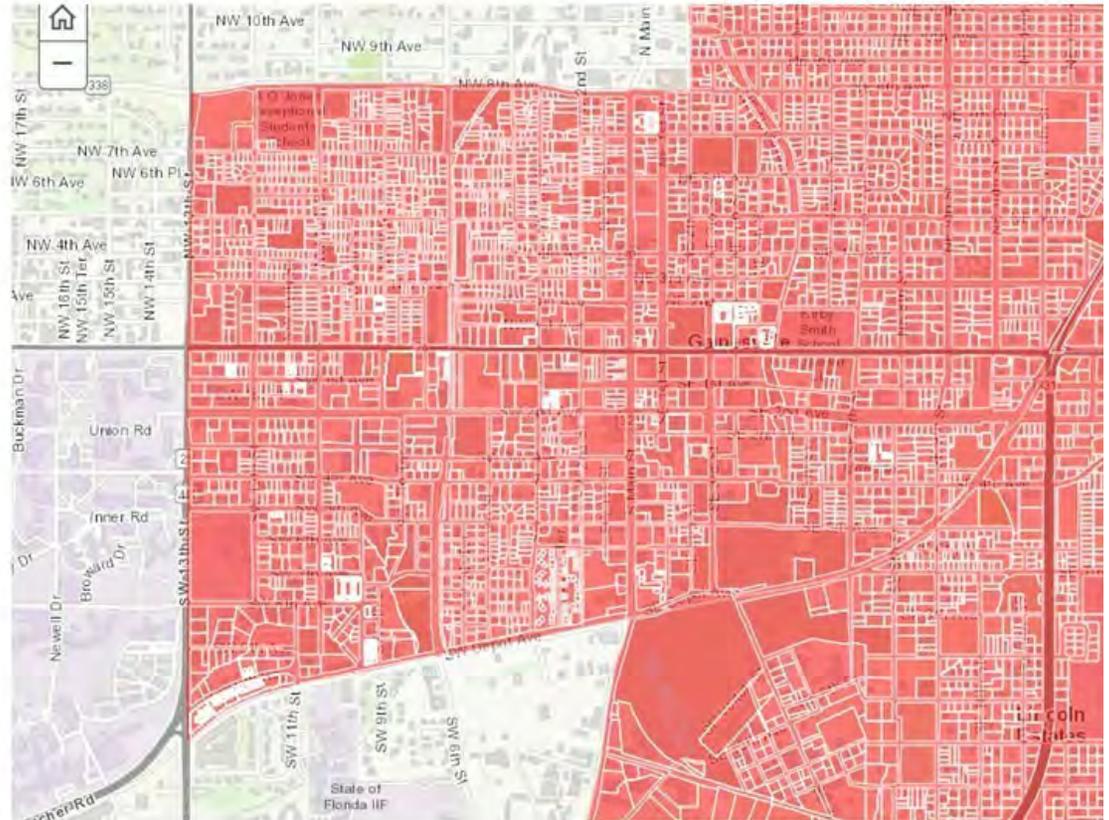
# HISTORIC DOWNTOWN OFFICE BUILDING

235 SW 2nd Avenue | Gainesville, FL 32601

## Florida Opportunity Zones

The "Opportunity Zones" program, which is still being formulated by the federal government, could offer trillions of dollars in tax savings for real estate investors and the prospect of lower investment costs for developers and builders. The catch is the investment and development must be in certain zones designated by the state as needing economic assistance.

Here's how it works: Investors can defer paying taxes on investment gains until either the sale date of an Opportunity Funds investment or Dec. 31, 2026, if they put the money into Opportunity Zone funds. Those funds must be invested in areas that have a poverty rate of at least 20 percent, or a median income not exceeding 80 percent of the surrounding metro area.



### FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

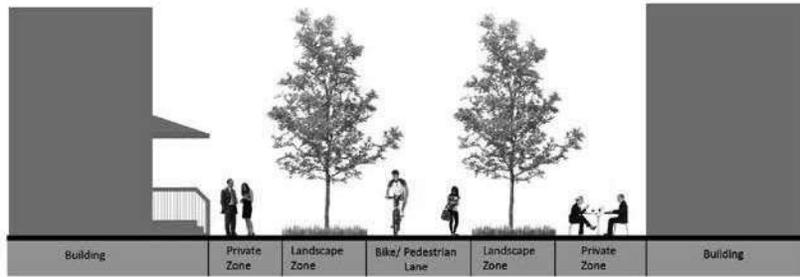
[Ericligman@bosshardtrealty.com](mailto:Ericligman@bosshardtrealty.com)



**BOSSHARDT**

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION



1  
2  
3  
4

f. *Alleys.* Alleys are narrower streets that are primarily used for service access to developments, or vehicular access to rear parking areas. Alleys are encouraged to be preserved, improved, or established in conjunction with development.



5

**Section 30-4.12. Permitted Uses.**

6

The following table contains the list of uses allowed, and specifies whether the uses are allowed by right (P), accessory to a principal use (A), or by special use permit approval (S). Blank cells indicate that the use is not allowed. No variances from the requirements of this section shall be allowed.

7  
8  
9

**Table V - 1: Permitted Uses within Transects.**

10

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>RESIDENTIAL</b>											
Single-family house		P	P	P	P	P	P	P	P	P	P
Attached dwellings (up to 6 attached units)		-	P	P	P	P	P	P	P	P	P
Multi-family, small-scale (2-4 units per building)		-	P	P	P	P	P	P	P	P	P
Multi-family dwelling		-	-	P	P	P	P	P	P	P	P
Accessory dwelling unit	30-5.33	-	P	P	P	P	P	P	P	-	-
Adult day care home	30-5.2	P	P	P	P	P	P	P	P	P	P
Community residential homes (up to 6 residents)	30-5.6	P	P	P	P	P	P	P	P	-	-
Community residential homes (more than 6 residents)	30-5.6	-	-	P	P	P	P	P	P	P	-
Dormitory (small)	30-5.8	-	P	P	P	P	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Dormitory (large)	30-5.8	-	-	P	P	P	P	P	P	P	P
Family child care home	30-5.10	P	P	P	P	P	P	P	P	P	-
<b>NONRESIDENTIAL</b>											
Alcoholic beverage establishment	30-5.3	-	-	-	-	-	-	P	P	P	P
Assisted living facility		-	-	-	P	-	P	P	P	P	P
Bed & Breakfast establishments	30-5.4	-	S	P	P	P	P	P	P	P	P
Business services		-	-	-	P	-	P	P	P	P	P
Car wash facilities	30-5.5	-	-	-	-	-	-	P	P	-	-
Civic, social & fraternal organizations		S	P	P	P	P	P	P	P	P	P
Day care center	30-5.7	-	S	S	P	P	P	P	P	P	P
Drive-through facility	30-5.9	-	-	-	-	-	P	P	P	P	P
Emergency shelter		-	-	-	-	P	P	P	P	P	P
Equipment rental and leasing, light		-	-	-	-	-	-	P	P	P	P
Exercise studios		-	-	-	P	-	P	P	P	P	P
Farmers market	30-5.11	-	-	-	-	-	P	P	P	P	P
Food distribution for the needy	30-5.12	-	-	-	-	-	-	-	S	S	S
Food truck	30-5.35	-	-	-	A	-	P	P	P	P	P
Funeral homes and crematories		-	-	-	-	-	P	P	P	P	P
Gasoline/alternative fuel station	30-5.13	-	-	-	-	-	S <sup>1</sup>	P	P	-	-
Hotel		-	-	-	-	-	-	P	P	P	P
Laboratory, medical & dental		-	-	-	P	-	P	P	P	P	P
Library		-	-	-	-	S	P	P	P	P	P
Light assembly, fabrication and processing	30-5.16	-	-	-	-	-	P	P	P	P	P
Medical marijuana dispensaries		-	-	-	-	-	-	-	P	P	P
Microbrewery Microwinery Microdistillery <sup>2</sup>	30-5.17	-	-	-	-	-	S	P	P	P	P
Mini-warehouse/self-storage	30-5.18	-	-	-	-	-	-	-	P	P	-
Museums and art galleries		-	-	-	P	S	P	P	P	P	P
Office		-	-	-	P	P <sup>3</sup> / S <sup>4</sup>	P	P	P	P	P
Office- medical, dental, & other health related services		-	-	-	P	-	P	P	P	P	P

	Use Standards	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
Parking, surface (principal use)	30-5.20	-	-	-	-	-	-	-	-	S	S
Parking, structured (principal use)		-	-	-	-	-	-	P	P	P	P
Passenger transit station		-	-	-	-	-	-	-	P	P	P
Personal services		-	-	-	S	-	P	P	P	P	P
Places of religious assembly	30-5.21	S	P	P	P	P	P	P	P	P	P
Professional school		-	-	-	P	P	P	P	P	P	P
Public administration buildings		-	-	-	S	S	S	P	P	P	P
Public parks		P	P	P	P	P	P	P	P	P	P
Recreation, indoor <sup>2</sup>		-	-	-	-	-	P	P	P	P	P
Recreation, outdoor		-	-	-	-	-	-	P	P	P	-
Research development & testing facilities		-	-	-	-	-	-	P	P	P	P
Residences for destitute people	30-5.22	-	-	-	-	-	-	-	S	S	S
Restaurant		-	-	-	S	-	P	P	P	P	P
Retail sales		-	-	-	-	-	P	P	P	P	P
School, elementary, middle & high (public & private)		S	S	S	P	P	P	P	P	P	P
Scooter and electric golf cart sales		-	-	-	-	-	-	P	P	P	-
Simulated gambling establishments		-	-	-	-	-	-	-	-	-	-
Social service facilities	30-5.25	-	-	-	-	-	-	-	P	P	P
Skilled nursing facility		-	-	-	P	-	P	P	P	P	P
Vehicle sales and rental (no outdoor display)		-	-	-	-	-	-	P	P	P	P
Vehicle services	30-5.28	-	-	-	-	-	-	P	P	-	-
Vehicle repair	30-5.28	-	-	-	-	-	-	P	-	-	-
Veterinary services	30-5.29	-	-	-	P	-	P	P	P	P	P
Vocational/Trade school		-	-	-	-	-	S	P	P	P	P
Wireless communication services	See 30-5.30										

1 **LEGEND:**

2 P = Permitted by right; S = Special Use Permit; A = Accessory; Blank = Use not allowed.

3 1 = When located along a Principal Street.

4 2 = Prohibited where adjacent to single-family zoned property.

5 3 = Office uses as a home occupation.

6 4 = Office uses up to 20% of the building square footage and shall be secondary to a principal residential  
7 use. No outdoor storage allowed.

1  
2  
3  
4  
5  
6

**Section 30-4.13. Building Form Standards.**

This section contains the building form standards that determine the location, scale and massing of all buildings within the transects.

**Table V - 2: Building Form Standards within Transects.**

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>A. BLOCK STANDARDS</b>										
Block perimeter (max feet)	2,600'								2,000'	1,600'
<b>B. LOT CONFIGURATION</b>										
Lot width (min feet)	34'	18'						18'	18'	
<b>C. DEVELOPMENT INTENSITY</b>										
Nonresidential building coverage (max)	60%	80%						90%	100%	
Residential density by right/with SUP <sup>1</sup> (max units per acre)	8	15	20	20	75	50/60	50/60	60/80	100/125	150/175
<b>D. BUILDING FRONTAGE</b>										
Primary frontage (min)	50%	60%						70%	80%	
Secondary frontage (min)	30%	40%						50%	60%	
<b>E. BUILDING PLACEMENT</b>										
min-max from curb										
min landscape/min sidewalk/min building frontage										
Storefront Street	15'-20' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
Principal Street	17'-37' 6'/6'/5'	17'-27' 6'/6'/5'						17'-27' 6'/6'/5'	17'-27' 6'/6'/5'	
Thoroughfare Street	19'-100' 6'/6'/5'	19'-100' 8'/6'/5'						19'-100' 8'/6'/5'	19'-100' 8'/6'/5'	
Local Street	15'-35' 5'/5'/5'	15'-20' 5'/5'/5'						16'-21' 5'/6'/5'	15'-20' 4'/6'/5'	
<b>F. BUILDING SETBACKS</b>										
Side interior setback (min)	5'	5'	5'	5'	5'	5'	5'	0'	0'	0'

Rear setback (min)	15'	3' (alley) 10' (no alley)	3' (alley) 5' (no alley)	3' (alley) 0' (no alley)
--------------------	-----	------------------------------	-----------------------------	-----------------------------

- 1 **LEGEND:**
- 2 1 = See Section 30-4.8 for development compatibility standards.
- 3

TRANSECT	U1	U2	U3	U4	U5	U6	U7	U8	U9	DT
<b>G. BUILDING HEIGHT</b>										
Min feet	NA	NA	NA	NA	NA	NA	18	18	18	18
Max stories (by right <sup>1</sup> /with bonus <sup>2</sup> )	3	3	3	3	4	4/5	4/6	5/6	6/8	12/14
Max feet (by right/with bonus <sup>2</sup> )	36	36	36	42	60	60/74	60/88	74/88	88/116	172/200
<b>H. FLOOR HEIGHT</b>										
Min first floor height (residential / nonresidential)	NA/10'	NA/12'	NA/12'	NA/12'	NA/12'	NA/12'	12'/12'	12'/15'	12'/15'	12'/15'
Min first floor elevation (residential only)	-	-	-	-	1.5 ft.					
<b>I. GLAZING</b>										
Min first floor - nonresiden	-	30%			50%			65%		

tial				
Min first floor - multi-family	-		30%	
Min upper floors - nonresidential and multi-family	-		15%	

- 1 **LEGEND:**
- 2 1 = See development compatibility standards in Section 30-4.8.
- 3 2 = See bonus system requirements in Section 30-4.9.

# HISTORIC DOWNTOWN OFFICE BUILDING

ADVISOR

235 SW 2nd Avenue | Gainesville, FL 32601



## ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

## PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

## MEMBERSHIPS

ICSC  
LoopNet  
CoStar  
Gainesville Chamber Commerce  
GACAR- Gainesville Alachua County Association of Realtors  
National Association of Realtors (NAR)

### Bosshardt Realty Services

5542 NW 43rd Street  
Gainesville, FL 32653  
352.371.6100

## FOR MORE INFORMATION:

**Eric Ligman**

Director

352.256.2112

Ericligman@bosshardtrealty.com

