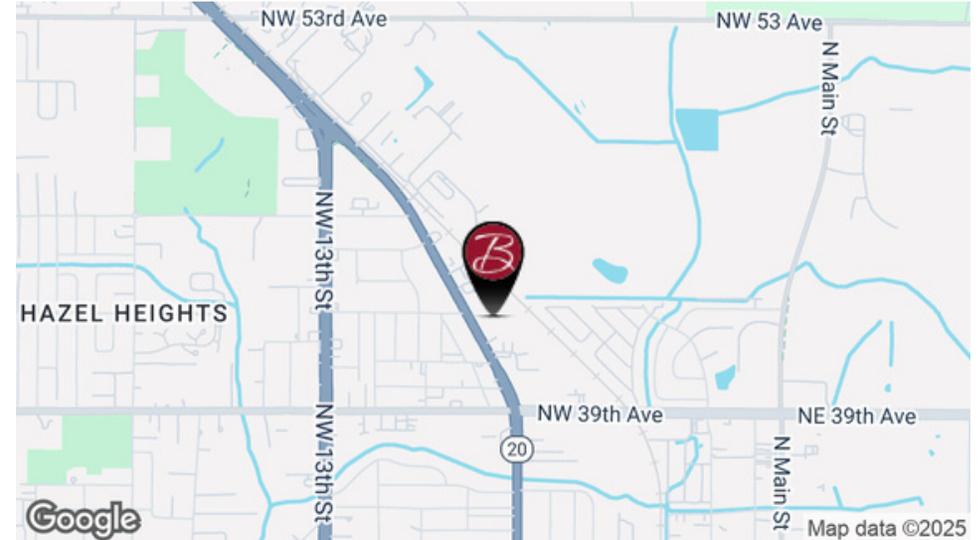


# Turn-Key Auto Repair Shop

## Executive Summary

4141NW6thSt | Gainesville,FL32609



### OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Building Size:	9,536 SF
Lot Size:	1.6 Acres
Number of Roll-Up Doors:	9
Year Built:	1967
Zoning:	I-1

### PROPERTY OVERVIEW

This high-traffic, turn-key auto repair facility is fully equipped and ready for immediate operation. The property features nine service bays, including one oversized bay (16'W x 10'H), three bays (12'H x 10'W), and five bays (10'H x 10'W), offering maximum flexibility for a wide range of automotive repair and maintenance services.

The building includes a complete air compression system, a dedicated parts room, and office and reception areas that create an efficient workflow between customer service and shop operations. The paved, secured lot provides ample room for customer parking and vehicle storage, while its prime high-traffic location ensures exceptional visibility and easy access from major transportation corridors.

### PROPERTY HIGHLIGHTS

- Three Phase Power
- Ample Parking
- 

For More Information:



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352.256.2112  
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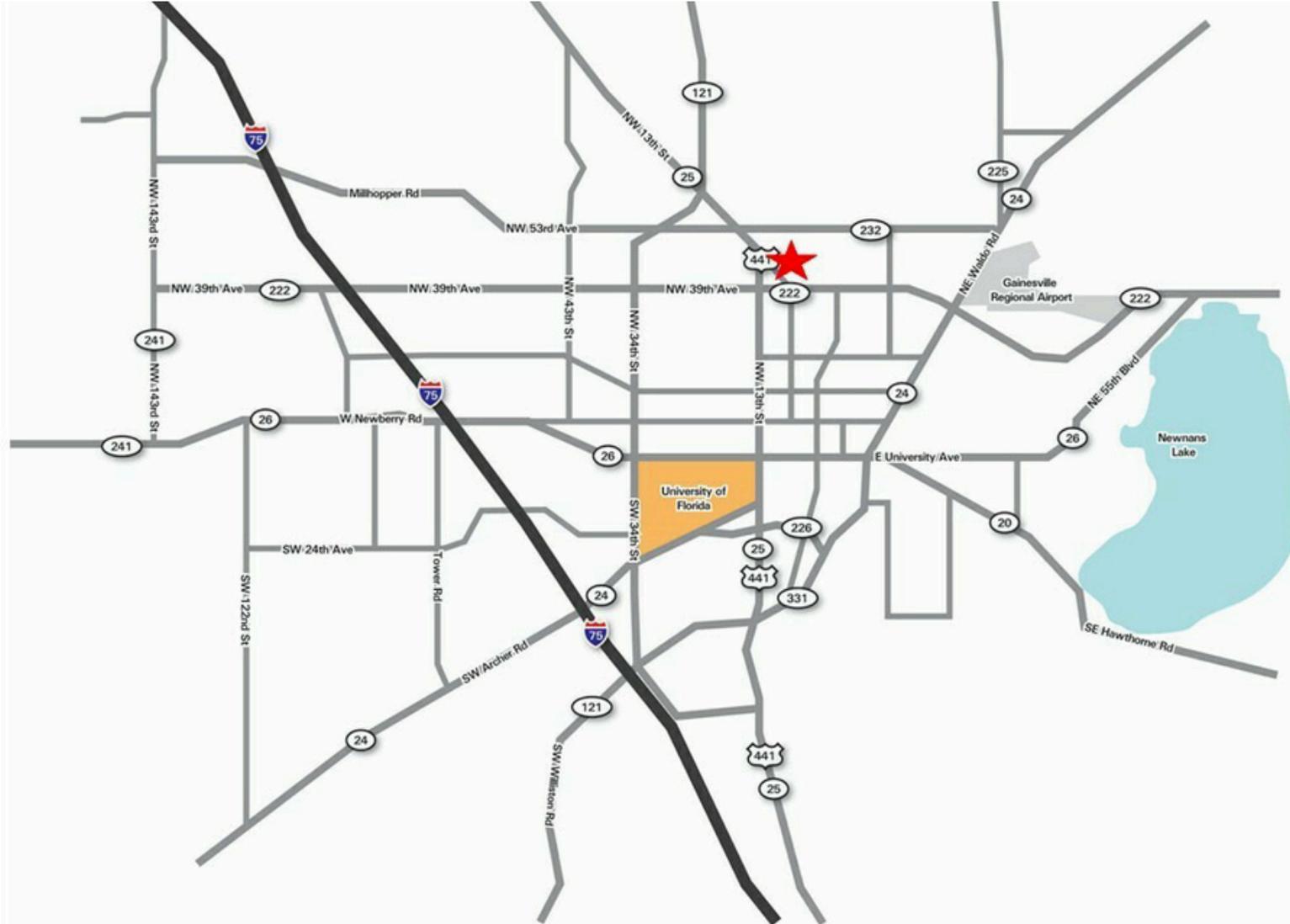
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COMMERCIAL & LAND DIVISION

# Turn-Key Auto Repair Shop

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laydown area or Parking

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East Wing

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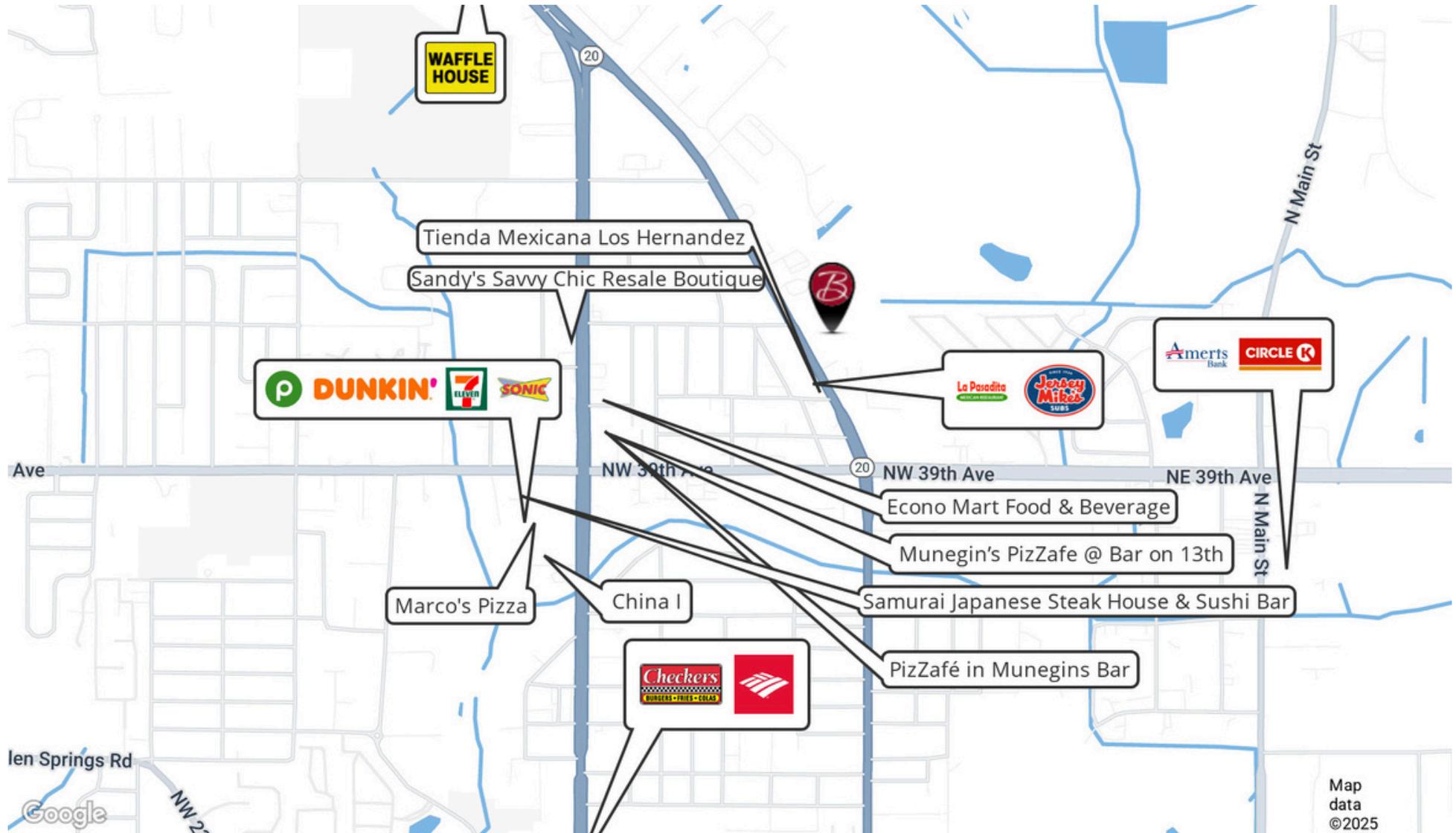
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# Turn-Key Auto Repair Shop

Retailer Map

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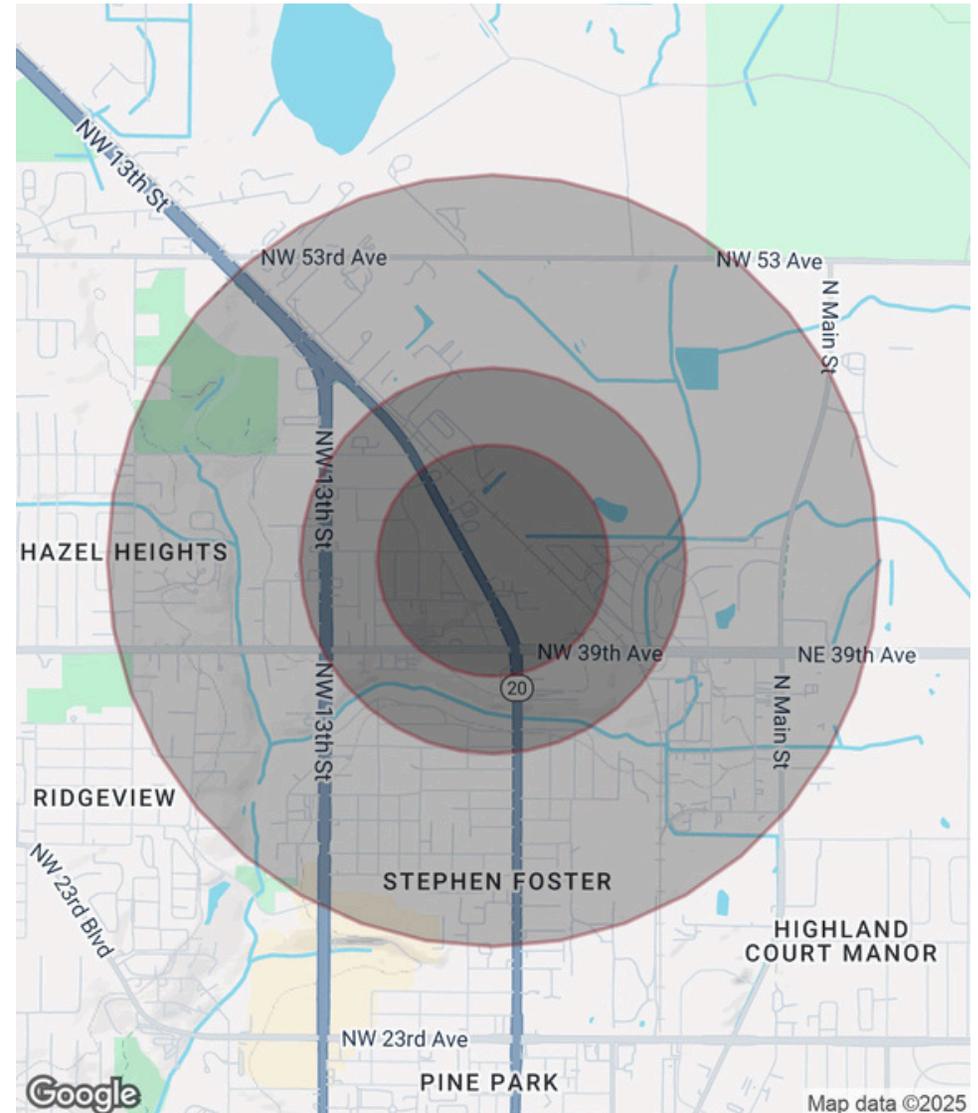
# Turn-Key Auto Repair Shop

4141NW6thSt | Gainesville,FL32609

## Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	625	1,510	4,182
Average Age	40	40	39
Average Age (Male)	41	40	39
Average Age (Female)	40	39	39
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	314	746	2,004
# of Persons per HH	2	2	2.1
Average HH Income	\$48,221	\$48,655	\$57,633
Average House Value	\$139,809	\$137,957	\$165,140

Demographics data derived from AlphaMap



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# Turn-Key Auto Repair Shop

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**ERIC LIGMAN**

**Director**

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## 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)

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# Turn-Key Auto Repair Shop

Advisor

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**MAKAYLARICHARDSON**

Commercial Associate

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Direct: **352.256.7532**

FL #SL3598503

## PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With two years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs GainesvilleCommercial.com, where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

## EDUCATION

Associate's Degree in Economics, Santa Fe College

## MEMBERSHIPS

GACAR - Realtor Association

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