

TURN KEY AUTO BODY SHOP

EXECUTIVE SUMMARY

1550 SE 3rd Ave | Gainesville, FL 32641



OFFERING SUMMARY

Lease Rate:	\$8.31 SF/yr (Gross)
Building Size:	3,612 SF
Available SF:	3,612 SF
Lot Size:	0.33 Acres
Year Built:	1964
Zoning:	U6

PROPERTY OVERVIEW

1550 SE Third Ave, Gainesville, FL 32641 — Offered by Bosshardt Commercial & Land Division, Daryus Boyd. This 3,612± SF industrial/automotive facility sits on a 0.33± acre lot and is well suited for an auto repair, body shop, paint shop, or light industrial user, featuring two car lifts, two bathrooms, dedicated paint and body shop areas, and six bay doors including three 10', one 12', and one 8' doors, providing excellent vehicle access and workflow; the property offers durable construction, a functional layout, and a convenient SE Gainesville location with easy access to major corridors, making it a strong turnkey or value-add opportunity.

PROPERTY HIGHLIGHTS

- Lease Highlights (3-Phase Power):
 - 3,612± SF industrial/automotive building on a 0.33± acre lot
 - Office space included for administration, customer reception, or management use
 - 3-phase power suitable for heavy equipment and automotive/industrial operations
 - Six (6) bay doors: three (3) 10', one (1) 12', and one (1) 8'

FOR MORE INFORMATION:

Daryus Boyd
Commercial Associate
352.514.1129
daryusboyd@bosshardtrealty.com



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ADDITIONAL PHOTOS

1550 SE 3rd Ave | Gainesville, FL 32641



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BOSSHARDT

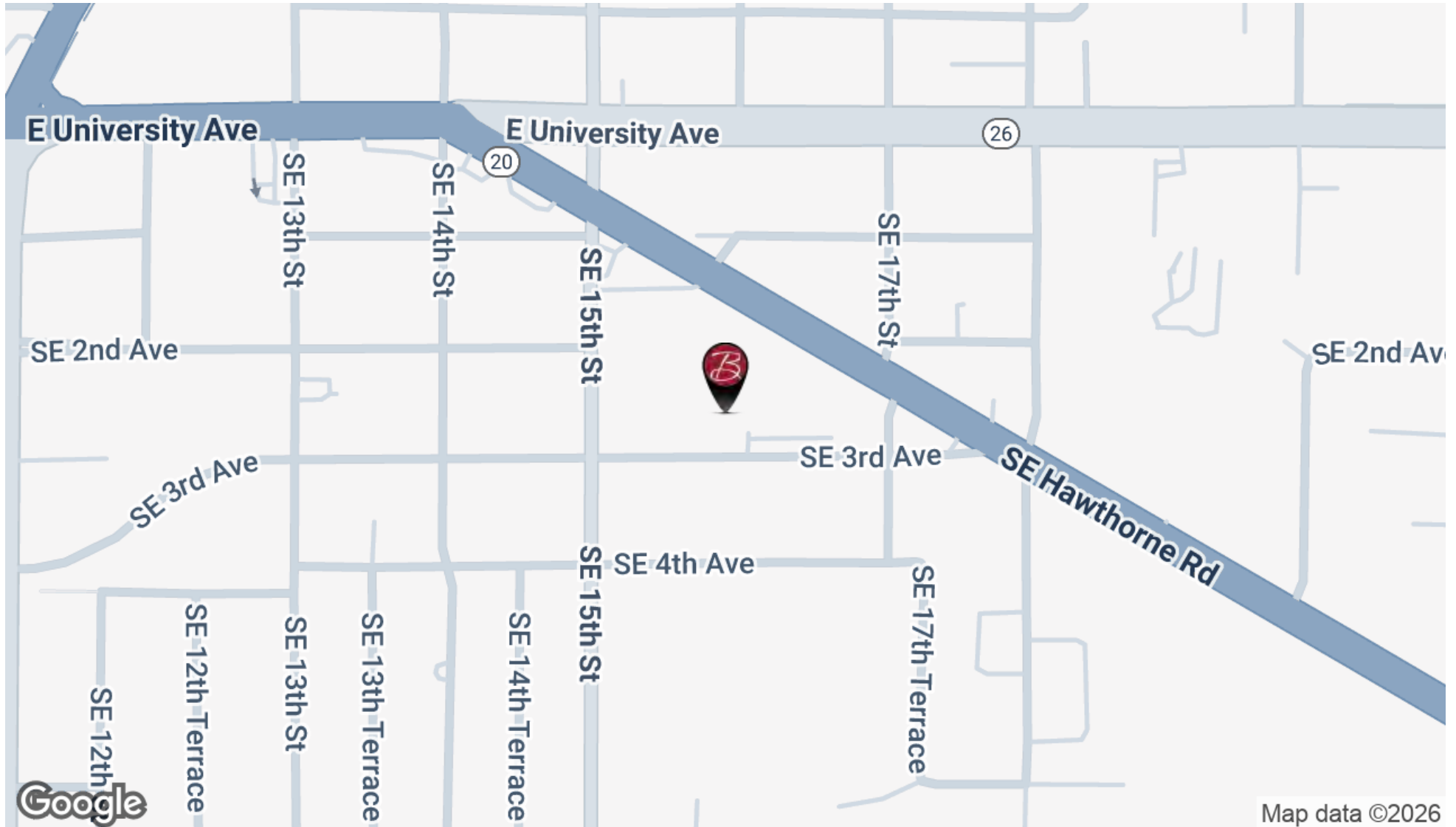
— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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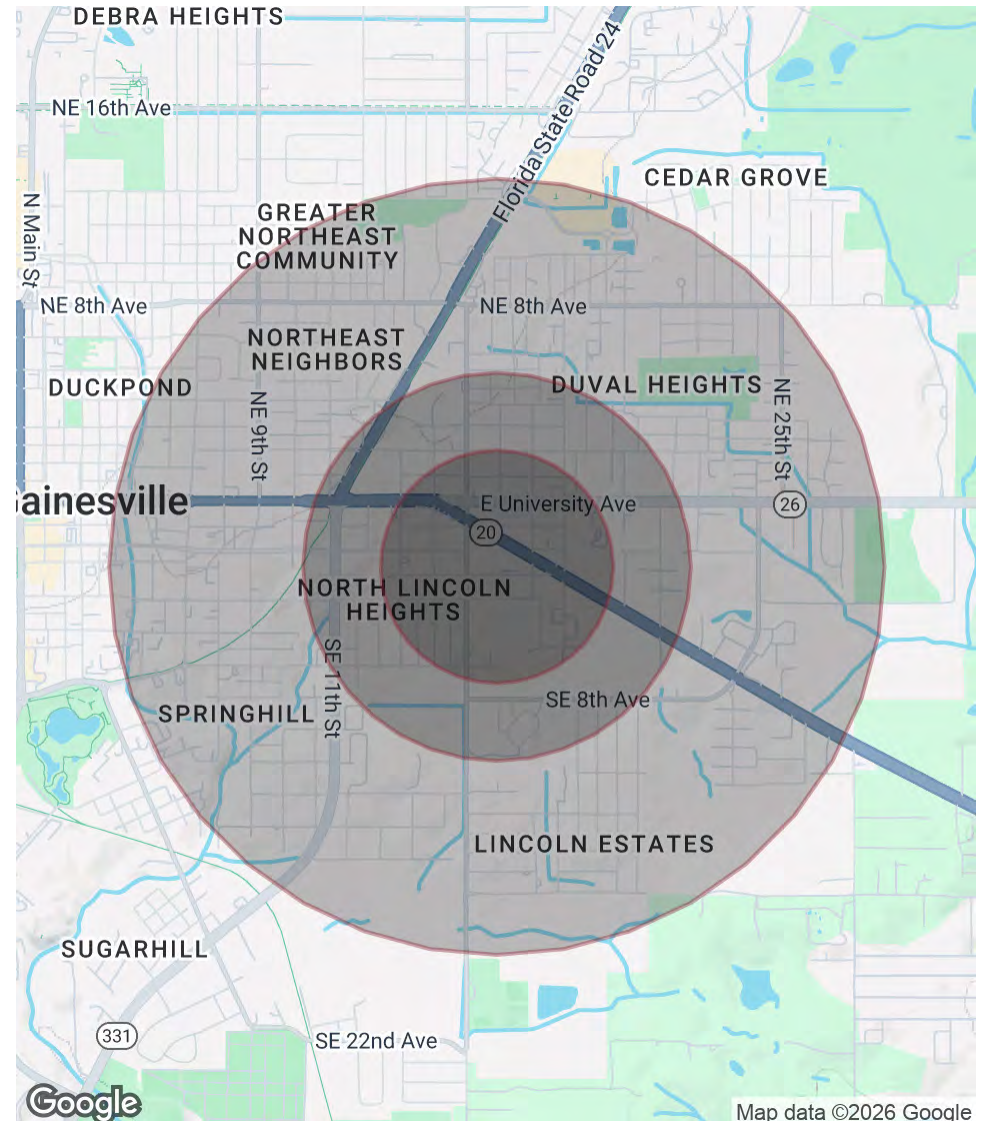
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	734	2,014	8,298
Average Age	38	38	38
Average Age (Male)	38	37	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	780	3,505
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$51,303	\$52,252	\$62,194
Average House Value	\$193,615	\$197,267	\$217,379

Demographics data derived from AlphaMap



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