

PROFESSIONAL OFFICE BUILDING ON SR 47

701 SW SR 47 | Lake City, FL 32025



FOR SALE

FOR MORE INFORMATION:



Eric Ligman

Director

352.256.2112

Ericligman@bosshardtrealty.com



BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

PROFESSIONAL OFFICE BUILDING ON SR 47

EXECUTIVE SUMMARY

701 SW SR 47 | Lake City, FL 32025



OFFERING SUMMARY

Sale Price:	\$549,500
Building Size:	4,139 SF
Lot Size:	1 Acres
Number of Units:	1
Price / SF:	\$132.76
Year Built:	1992
Zoning:	CI
Market:	Professional Office

PROPERTY OVERVIEW

Well-located professional building on SR 47 in the established corridor of professional offices between downtown Lake City and US Hwy 41, with easy access to both I-10 and I-75. Formerly an orthodontic practice, the building features a large lobby/waiting room and reception area with public restrooms, open exam rooms, and a private office. Water and plumbing are run throughout the space, making it well suited for conversion to a veterinary clinic, physician or PA office, or other healthcare-related use. The layout can also be easily reconfigured into individual offices, conference rooms, or other professional uses. Additional features include an upstairs break room/living quarters, ample private paved parking, and signage available for strong visibility along SR 47. New metal roof installed in 2017. Zoned CI (Commercial Intensive).

PROPERTY HIGHLIGHTS

- 4,139 SF building
- Zoned CI
- Professional Office area
- Ample parking

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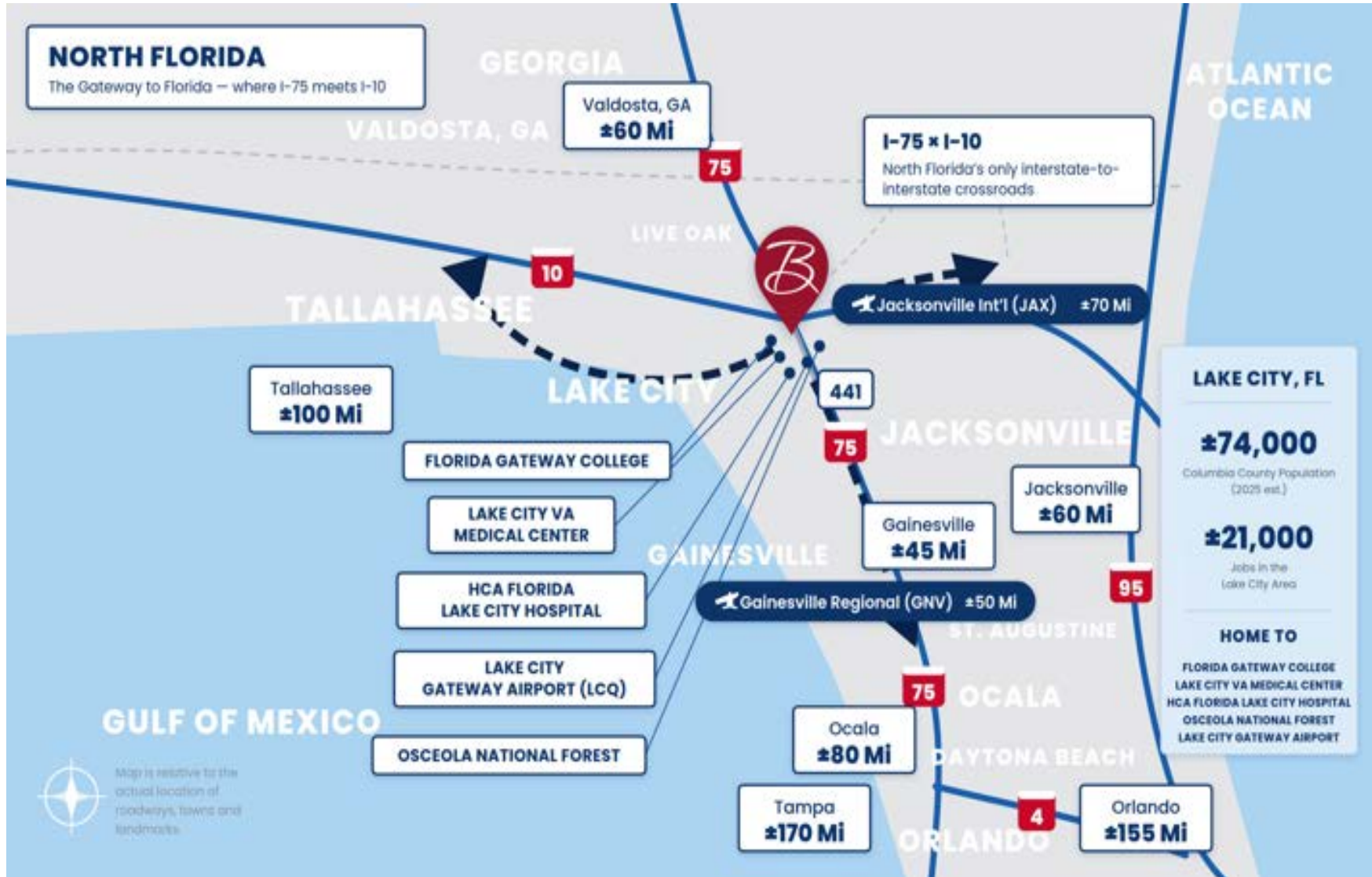
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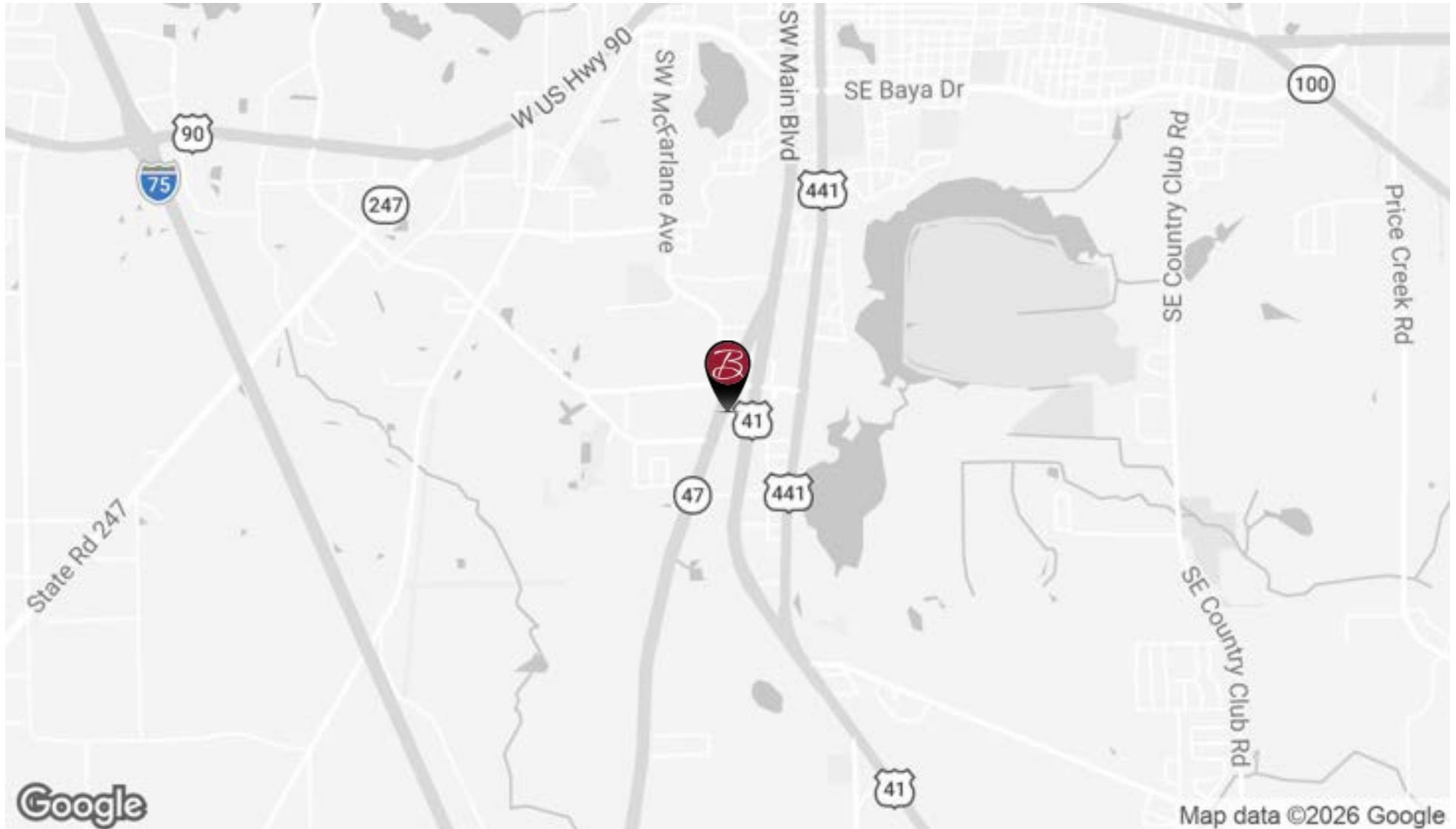
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LOCATION MAP

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MAIN TREATMENT ROOM

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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

701 SW SR 47 | Lake City, FL 32025

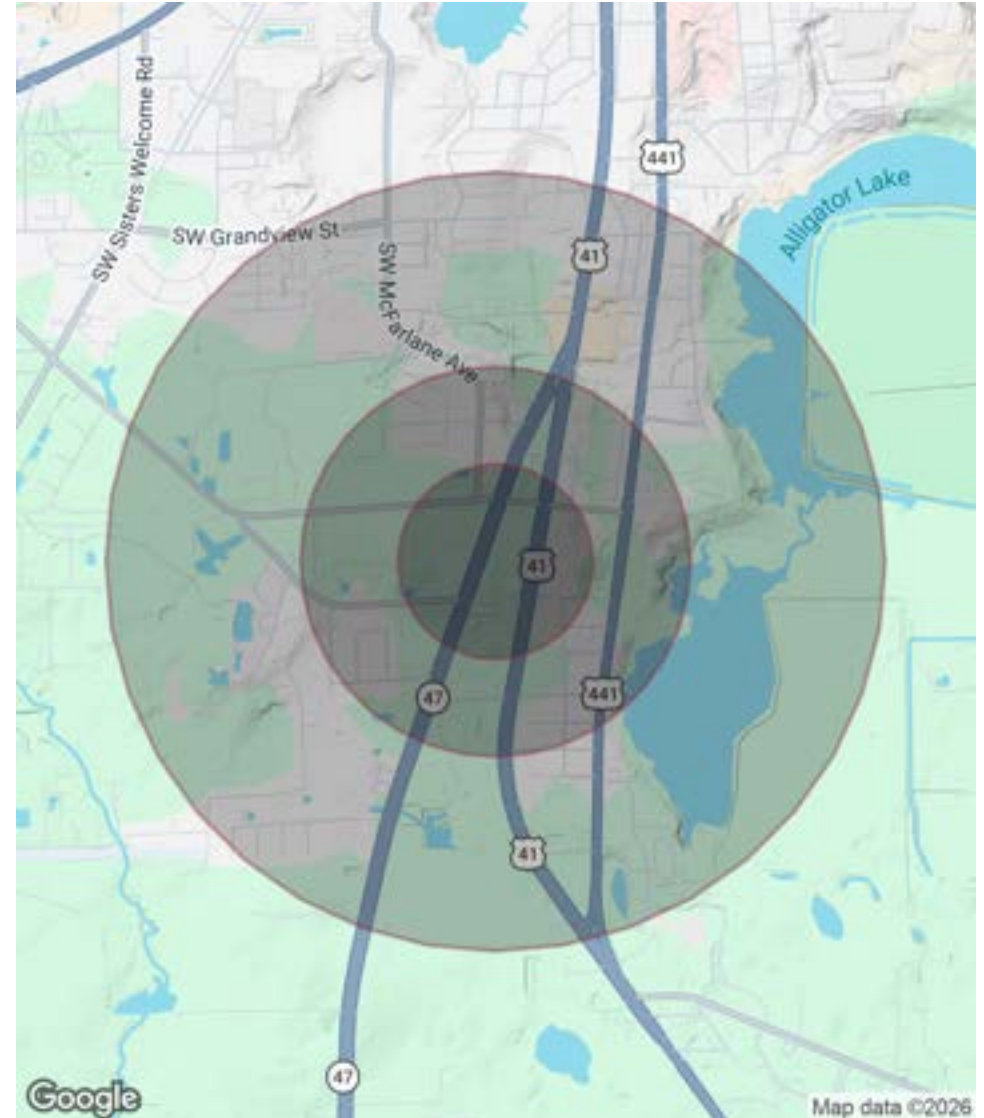
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	163	792	2,938
Average Age	42.5	40.0	39.4
Average Age (Male)	42.7	40.1	39.6
Average Age (Female)	35.3	36.0	36.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	62	318	1,190
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$77,890	\$69,065	\$68,401
Average House Value	\$219,726	\$211,102	\$208,302

2023 American Community Survey (ACS)



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PROFESSIONAL OFFICE BUILDING ON SR 47

ADVISOR

701 SW SR 47 | Lake City, FL 32025



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



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