

Properties for Sale

1 6711 W Newberry Rd, Gainesville, FL 32605



Price \$4,000,000
 Gross Leasable Area 39,600 SF
 Status Active

Property Notes

Sale Notes

Perfect location and building for storage use and potential for future mixed use development. 39,600 SF former Toys R' Us box with 25' foot ceilings, dock height truck well and interior mezzanine.

2 28801-28829 US Hwy 19 N, Clearwater, FL 33761



Price \$6,291,369
 Gross Leasable Area 11,840 SF
 Cap Rate 7.30%
 Status Active

Property Notes

Sale Notes

We are pleased to present an exceptional investment opportunity in the vibrant city of Clearwater. Situated in a prime commercial location, this multi-tenant property offers an attractive proposition for discerning investors seeking steady returns and long-term value. With a diverse portfolio of tenants already in place, the property presents immediate income potential. Moreover, its highly competitive price per square foot makes it especially enticing for investors looking to capitalize on the market's potential.

3 3800-3822 Edgewater Dr, Orlando, FL 32804



Price \$3,130,000
 Gross Leasable Area 11,115 SF
 Status Active

Property Notes

Sale Notes

The Oaks shopping center located in the Business District of College Park, offers a mix of retail and office space. With multiple long-term tenants, this well-maintained building provides a stable income stream with substantial value add opportunity. Through value add initiatives, the projected cap rate in 1-2 years is 7%. This building offers 8 units with 5 current tenants fully occupying the leasable space. 3,211 Sq Ft of Restaurant space will be available to lease at market rate as of 1/1/2025. Tenants are responsible for interior buildouts, offering flexibility for customization. The property enjoys a prime location, situated directly across from Bishop Moore High School and near Edgewater High School. Frontage on Edgewater Dr and entrances on Arthur Ave and Webster St provide convenient access. Zoned MU-1/W/RP/SP/AR, the property allows for various commercial uses. Built in 1985 and updated since, this property features 9,867 square feet of leasable area and an additional 1,248 square feet of canopy area, totaling 11,115 square feet.