

# Prime Downtown Restaurant / Bar Location

Value – Add With Mixed Use Potential On 2<sup>nd</sup> Floor



**For Sale**



**Cord Butler**

60 Ocean Blvd., Suite #15

Atlantic Beach, Florida 32233

Phone: (904) 465- 1000

Email: [cord@thecordellgroup.com](mailto:cord@thecordellgroup.com)



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# PROPERTY DETAILS

 109 South Main Street  
Gainesville, Florida 32601

➤ **Property Type:** Restaurant / Bar  
2<sup>nd</sup> floor presents opportunity for alternate mixed-use

➤ **Year Built / Renovated:** 1900 / 2008 / 2023

➤ **Gross Building Area:** 6,000 +-SF

➤ **Improvements:**  
HVAC: 4 in 2023 / 2 in 2008  
Electric/Plumbing/Windows: 2008  
Fire Suppression & Kitchen Equipment : 2023  
ADA Elevator accessed from outside  
9' X 11' Walk-in Cooler

➤ **Site:** 4,300+- SF with 34.6' +- of direct access,  
frontage & exposure along E. side of S. Main St.

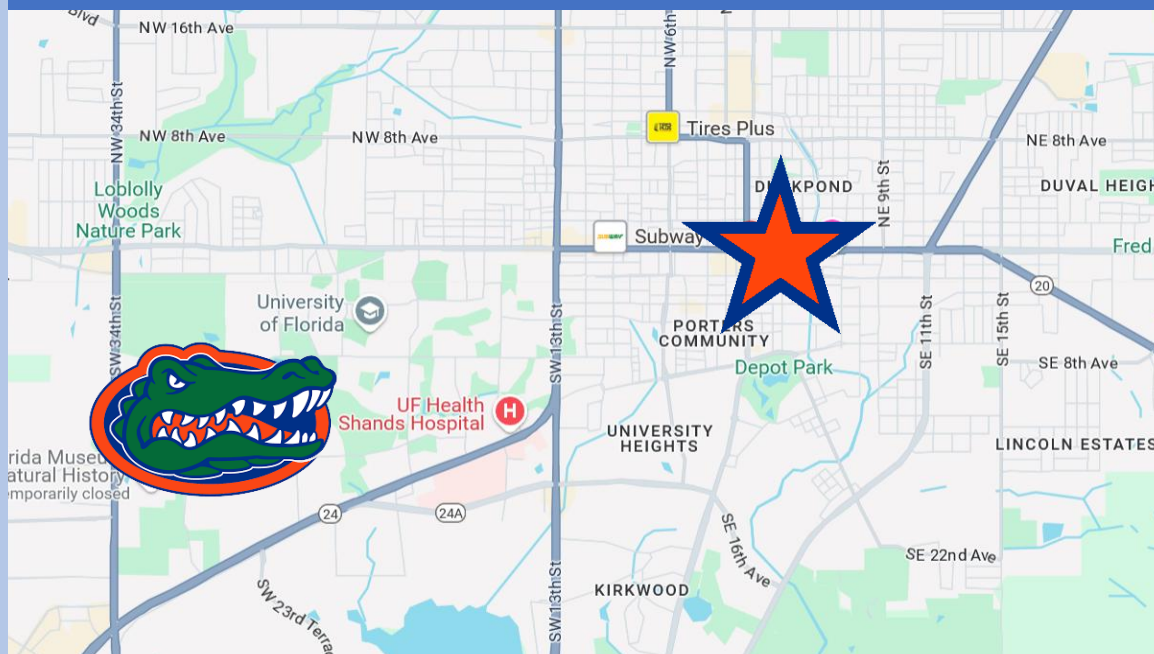
➤ **Parking:** Off-site / Street

➤ **Zoning:** DT – Downtown Zoning District

➤ **Utilities:** City water, sewer & electric

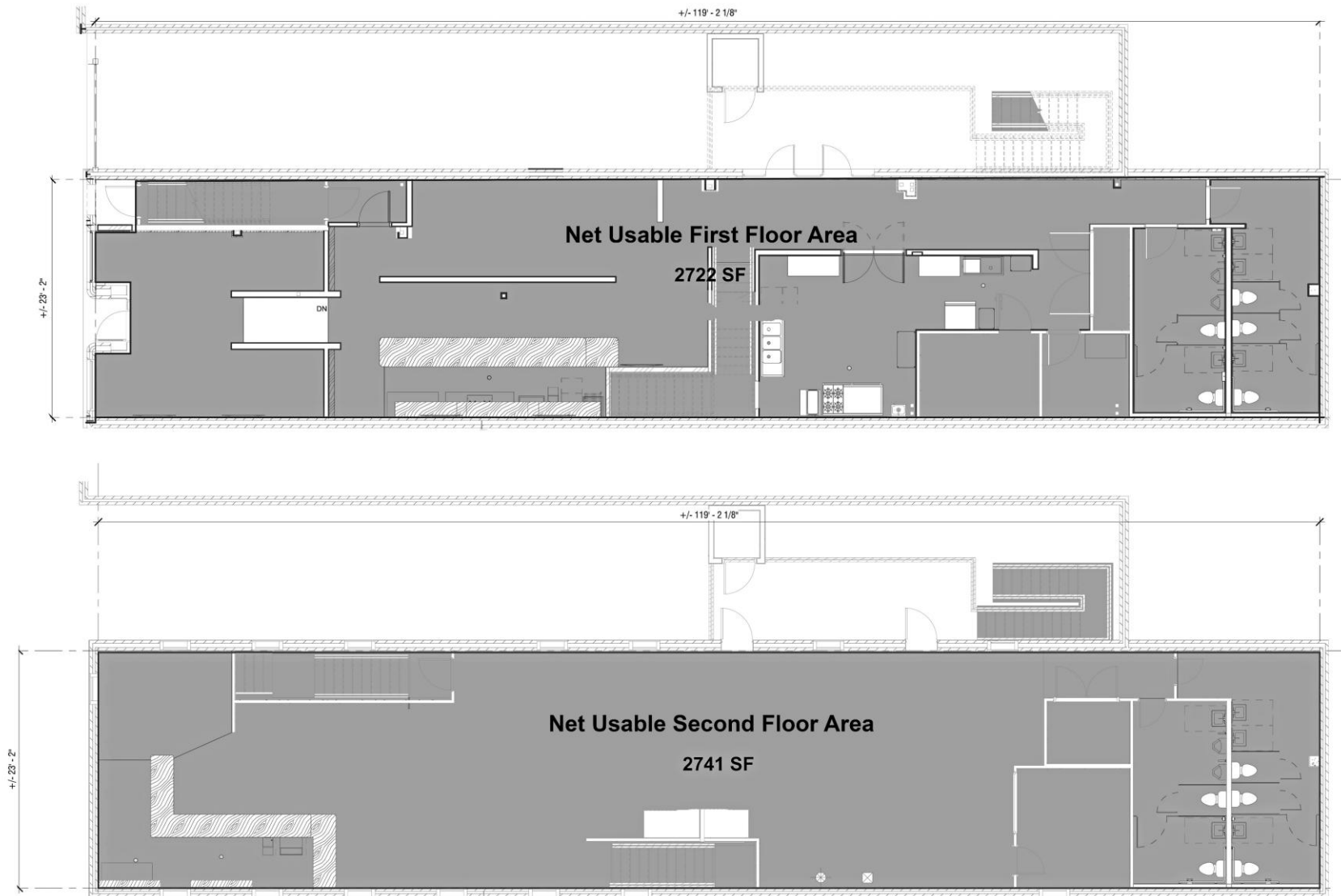
➤ **Asking Price:** \$1,995,900.00

➤ **Liquor License:** Available for separate purchase



**THE CORDELL GROUP**  
COMMERCIAL REAL ESTATE SERVICES

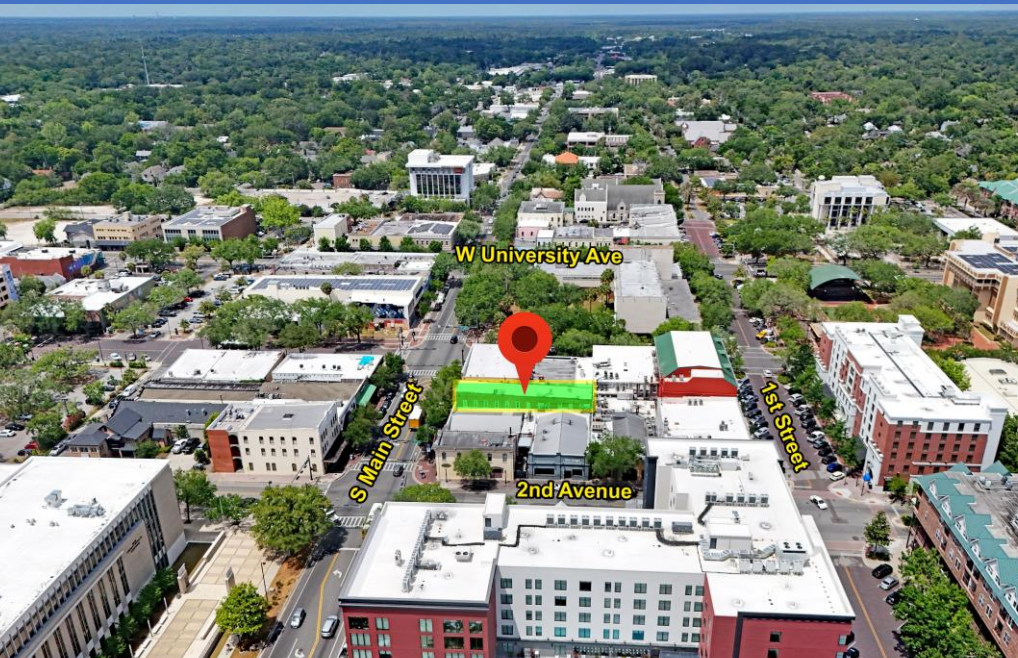
# FLOOR PLAN



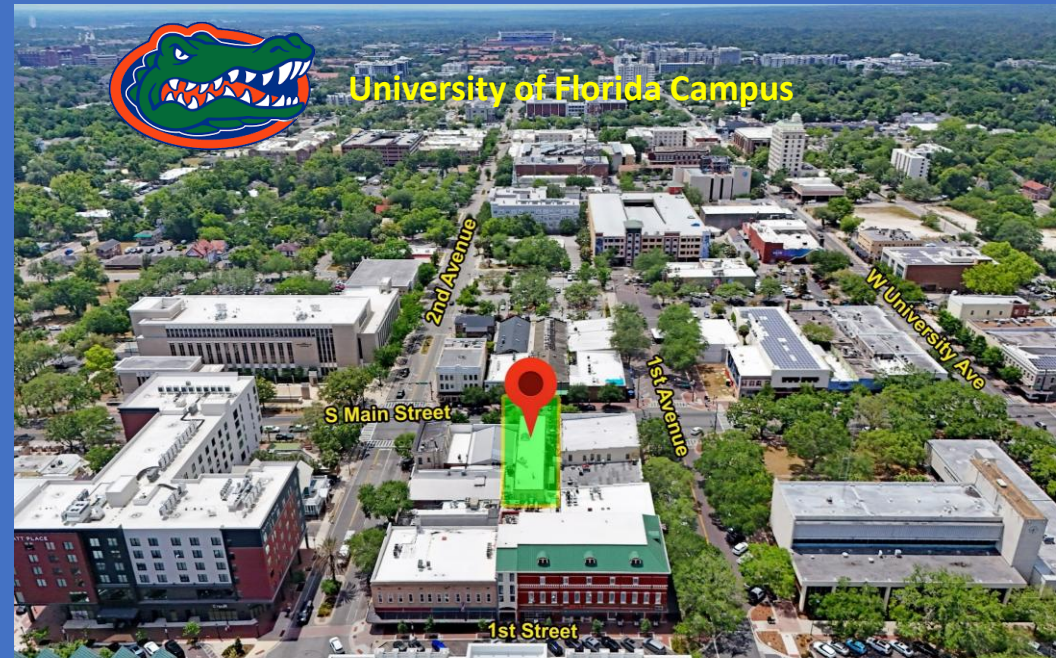




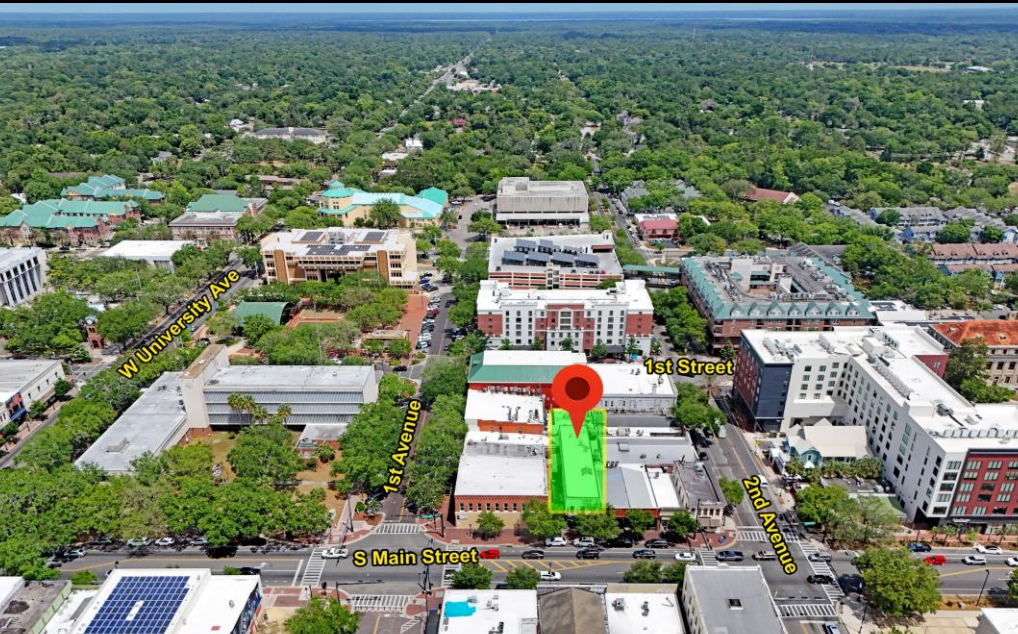
# AERIALS



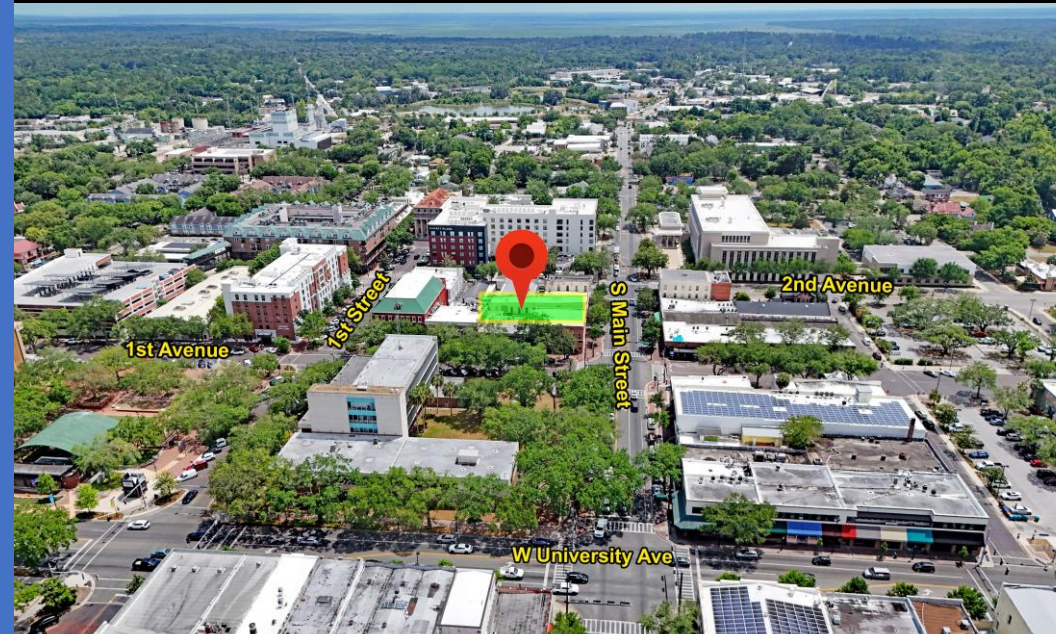
View of subject looking North



View of subject looking West



View of subject looking East



View of subject looking South



# 1<sup>st</sup> Floor Pictures





# 2<sup>nd</sup> Floor Pictures & Alley

