



Town of _____
Micanopy
_____ Florida

July 14, 2026

Former Fire Station

Staff continues to evaluate long-term opportunities for the former fire station following the transition of fire services to Alachua County Fire Rescue. To date, the Commission has held a workshop, discussed the property at several public meetings, and conducted a community survey to gather public input regarding potential uses, management options, and financial priorities for the building.

As directed by the Commission, staff has also begun gathering information regarding the property's leasing potential. A proposal has been received from Bosshardt Realty outlining a potential marketing strategy and estimated lease value for the property, and staff is working to obtain a second proposal from another commercial real estate firm to provide an additional point of comparison.

The Commission has indicated its desire to establish a direction for the future use of the building at the July 14 meeting. Staff will present the information gathered through the public engagement process, survey results, and leasing proposals to assist the Commission in determining the preferred path forward. Regardless of the direction selected, staff's objective is to ensure the building is placed into productive use in a manner that is financially sustainable, minimizes long-term maintenance and administrative burdens, and serves the best interests of the Town.

706 NE Chokolka Blvd.
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July 2, 2026

Ken Westberg

Town of Micanopy

PO Box 137

Micanopy, FL 32667-0137

RE: Leasing Recommendation – 704 NE Cholakka Boulevard, Micanopy, FL (Former Fire Station)

Dear Ken,

Thank you for the opportunity to share our leasing recommendation for the former fire station at 704 NE Cholakka Boulevard in Micanopy.

Based on our analysis, we believe the best initial pricing for 704 NE Cholakka Boulevard would be \$12.00/SF gross, which equates to approximately \$3,160 per month for the 3,160 SF building.

The property is zoned C-1 and includes approximately 702 SF of heated and cooled space. Given the Micanopy market and the type of tenant we expect this building to attract, we do not believe a triple-net structure would be the most feasible or straightforward approach. A gross rate keeps the terms simple and easy for a smaller or special-purpose user to work with, so we recommend marketing the space at a gross rate with the tenant responsible for its own utilities.

On lease structure, our recommendation would be to go one of two ways. The first option is a gross lease, where the tenant simply pays rent to the Town and the Town keeps the existing hazard insurance policy in place. The second option is a net structure, where that same hazard insurance expense is passed through to the tenant. Either approach works well at the \$12.00/SF gross starting point, and the choice really comes down to whether the Town would prefer to keep control of the insurance policy on a building it owns or shift that cost to the tenant.

At \$12.00/SF gross, we believe we can generate interest from a range of potential users. As we have looked at the property, we have been thinking about the different users this former firehouse could attract as a special-purpose use. Potential concepts could include an antique store, a flea market or farmers market-style use, a fitness or gym concept, or another community-oriented retail or service use. A concept such as a brewery could also be appealing, though the proximity to the church would likely limit that use.

Our recommendation would be to market the building as-is and see what traction we receive before considering any major changes or improvements.

Our commission would be 6% of the total base rent for the initial lease term.

Please let us know your thoughts. If everything looks agreeable, we will send over a listing agreement for your review.

Sincerely,

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