



501 NW 15th Avenue Unit 9

\$95,000

Condominium · Gainesville, FL 32601

1

beds

1

baths

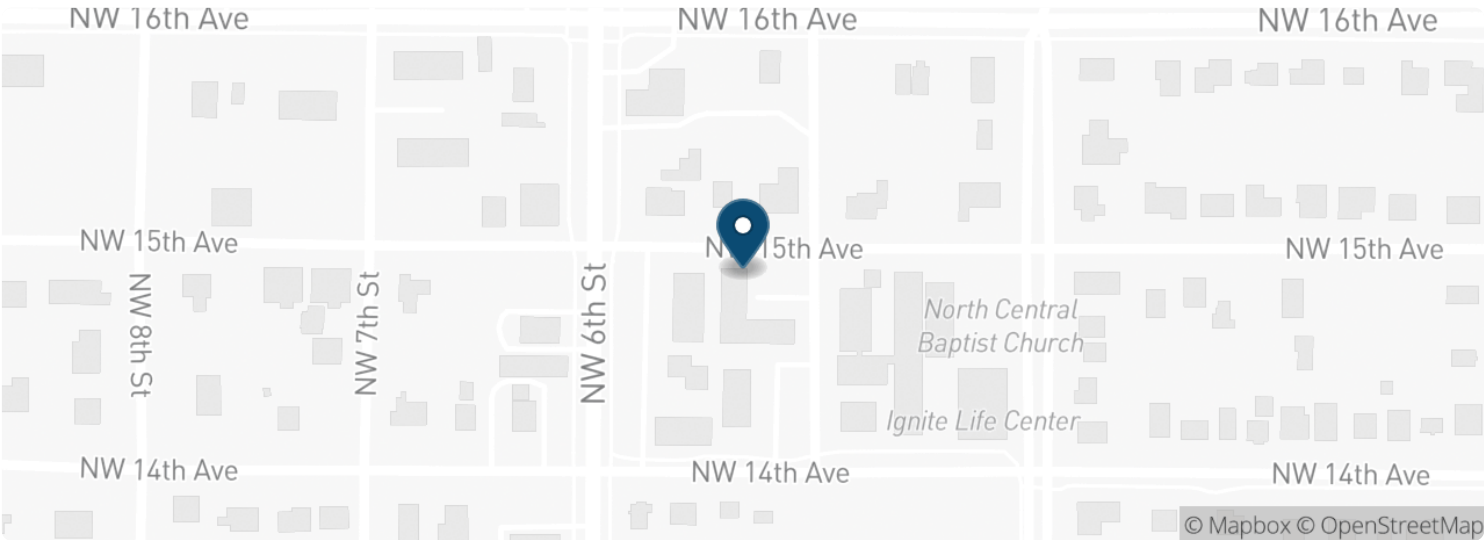
540

sqft



[View online](#)

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
1965	\$176	104 days	Jul 10, 2026	\$226 Monthly	GC541836



Property overview

About this property

PRICE IMPROVED! Looking for an affordable investment near the University of Florida? Welcome to Unit #9 at O'Brian House Condominiums, where convenience, low maintenance and unbeatable proximity to the University of Florida come together. Located just minutes from the UF campus, UF Health/Shands, downtown Gainesville, and multiple RTS bus routes, this condo is an excellent opportunity for investors seeking consistent rental demand or for parents looking to purchase a home for their college student instead of paying rent. This well-maintained condo is on the first floor unit, recently had a kitchen renovation, new interior paint and LVP flooring and light fixtures and offers comfortable living with a functional floor plan, making it ideal for students, graduate students, university faculty, medical professionals, or young professionals. The cozy O'Brian House community features assigned parking, a well-maintained exterior, and a peaceful atmosphere while still being close to Gainesville's best restaurants, coffee shops, shopping, nightlife, and entertainment. The community is also conveniently located near the 6th Street Rail Trail, making biking or walking to campus an easy option. Whether you're adding to your investment portfolio, purchasing your first rental property, or securing housing for a future Gator, this condo checks all the boxes. With the University of Florida generating year-round housing demand, properties in this location continue to be highly desirable. Don't miss your chance to own an affordable condo in the heart of Gainesville—schedule your private showing today!

Key features

LEVELS

One

LOT

11,383 sqft

FACES

East

PARKING

Assigned

VIEW

City

HOA COVERS

Maintenance Grounds, Maintenance Structure

PETS

Allowed

Property gallery



Property & ownership details

Home

Property type	Condominium	Year built	1965
Faces	East	Rooms	4
Building stories	1	Living area	540 sqft
Total building area	540 sqft	Levels	One
Bedrooms	1	Bathrooms	1
Full bathrooms	1	Cooling	Central Air
Heating	Central	Lot size	11,383 sqft
Construction materials	Concrete	Roof	Shingle

Accommodation & amenities

Appliances	Refrigerator, Microwave, Range	Flooring	Luxury Vinyl
Laundry	Common Area	Exterior features	Rain Gutters
View	City	Window features	Blinds

Parking & access

Parking features	Assigned	Road surface	Paved
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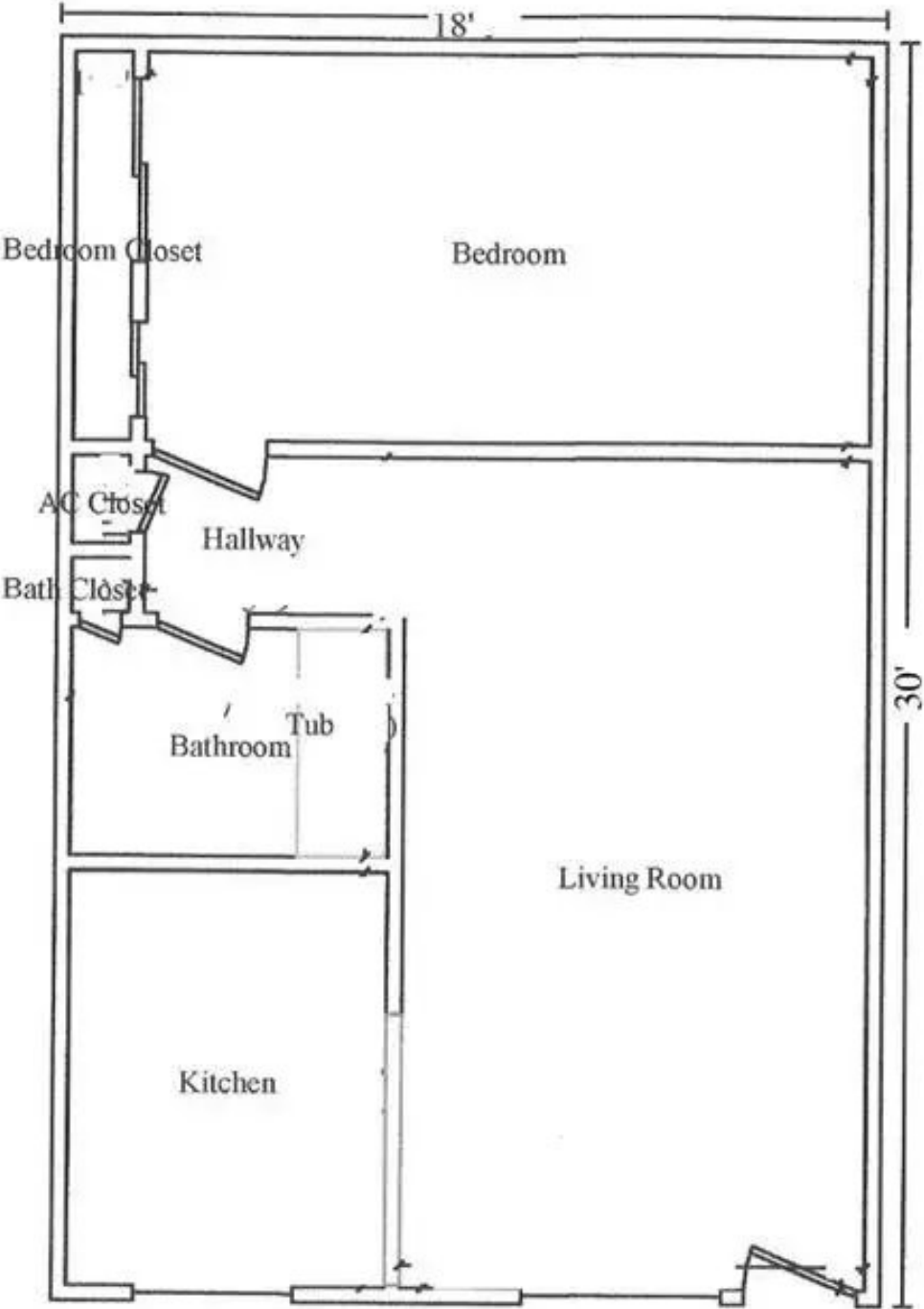
Community & HOA

Primary association	Kara Butcher-MartinBack Property Management Group	Primary association fee	\$226
Primary fee frequency	Monthly	Land lease	No
Senior community	No	Association fee includes	Maintenance Grounds, Maintenance Structure
Pets allowed	Yes		

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected		
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Floor plans



Price & sale history

Asking price reduced by \$4,900 (4.9%) since first listed.

Date	Event	Price	Change
Aug 1, 2026	Price reduced MLS #GC541836	\$95,000	-4.9% -\$4,900
Jul 10, 2026	Listed for sale MLS #GC541836	\$99,900	—

History may be incomplete.

Stellar MLS / IDX



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Stellar (MFR) data last updated at October 20, 2026 at 8:01 AM EDT