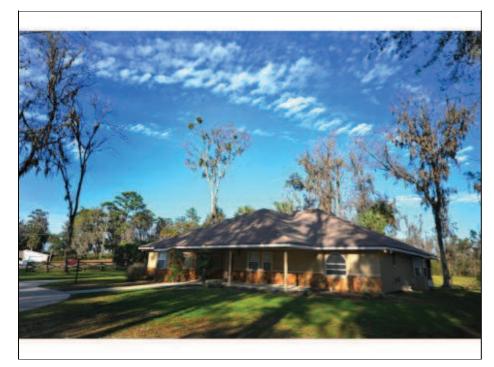
Presented by Lori Busch **Busch Realty** (352) 690-1909 ljbusch@ocalaproperty.net

R-O Office multitude of uses

Properties for Lease

3255 SE 3rd Ave, Ocala, FL 34471



Property Details

Total Space Available 2,188 SF Rental Rate \$0.96 /SF/Mo Min. Divisible 2,188 SF Max. Contiguous 2,188 SF Property Type Office Property Sub-type Office Building Building Size 2,188 SF **Building Class** В Year Built 1999 Lot Size 1 AC

Zoning Description Status Active

Property Notes

Spaces

| # | Space Avail. | Rental Rate | Min Divisible | Max Contiguous | Lease Type | Date Avail. | Description | Sublease |
|---------|--------------|---------------|---------------|----------------|----------------|-------------|---|----------|
| Space 1 | I 2,188 SF | \$0.96 /SF/Mo | 2,188 SF | 2,188 SF | Modified Gross | s Now | Presently open floor plan house, please see attachment for renovation to medical office. Tenant to do improvements or negotiate for long term lease. Price is for property as is. Please cal to visit this property | I |

Property Description

Premium high traffic stoplighted corner for your business name recognition and office space. 2188 sf building presently a house easily used for office. Open area for cubicles and 3 private offices, conference area, kitchen. R-O Office zoning, call for list of uses. Ideal for insurance, law firm, financial, beauty, medical, health, therapy, mortgage, accounting, title. Improvements by tenant, or subject to discussion or rent allowance. Handicap accessible. 1st last and security required. Also available for sale. \$375,000 or offer. Floor plan is suggested for medical renovation.

Location Description

Premium location at busy commuter intersection. 272 front feet on Ocala crosstown four-lane, Osceola parkway, intersects with 475. Please call to see interior. Make it your own with landlord approval. See suggested medical floor plan. Price is for as is, negotiate for renovation with longer term lease. Ideal as is with large open space for cubicles, 3 separate enclosed rooms. Presently handicap accessible. Offered as is.

Highlights

R-O Office Zoning, multitude of uses. No retail.

SE Ocala Corner connects subdivisions to Malls and I-75

High Traffic Corner at Stop Light

2188 SF building w/ easy floorplan for tenant to make their own

Name Recognition here for Insurance, Mortgage, Financial, Medical, Beauty

Consumers, commuters easy to get to your busines here

Photos







