

Prepared for  
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## Properties for Lease

1 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	B
Year Built	1999
Lot Size	1 AC
Zoning Description	R-O Office multitude of uses
Status	Active

### Property Notes

### Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,188 SF	\$0.96 /SF/Mo	2,188 SF	2,188 SF	Modified Gross	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 call to visit this property	

### 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.

High Traffic Corner at Stop Light

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

SE Ocala Corner connects subdivisions to Malls and I-75

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

Consumers, commuters easy to get to your business here

## Photos





