

1.9[±]AC. COMMERCIAL LOT

NE OCALA, MARION COUNTY, FLORIDA

Major Price Reduction!!!



INVESTMENT OPPORTUNITY!

Reduced to only... \$2.42/sf (\$199,900)

HIGH GROWTH CORRIDOR • HIGH INCOME DEMOGRAPHICS • HIGH TRAFFIC COUNTS.

- 795'± of Paved Road Frontage with pad that is construction ready (permits needed).
- All City of Ocala Utilities are available at site with offsite drainage - Impact Fees waived thru 12/31/14.
- Commercial Land Use and B-2 zoning in shopping center district (improvement plans require approval from Planning & Zoning Commission as well as City Council).
- Various uses permitted, contact Marion County Zoning Dept. for summary of uses.
- Other national retailers within ¼ mile - WalMart, Lowes, Publix, Kmart, Bealls, Ross, Bealls Outlet, Outback, Burger King, SteaknShake, Verizon, Sprint, Amscot, Payless, Subway, Firehouse Subs & more
- Tax Parcel ID # 2737-000-001 (2021 RE Taxes = \$3,306.25) 2021 HOA dues = \$1,175/year
- OWNER FINANCING AVAILABLE - to be determined on an individual basis

Build to Suit • Land Lease (options available)

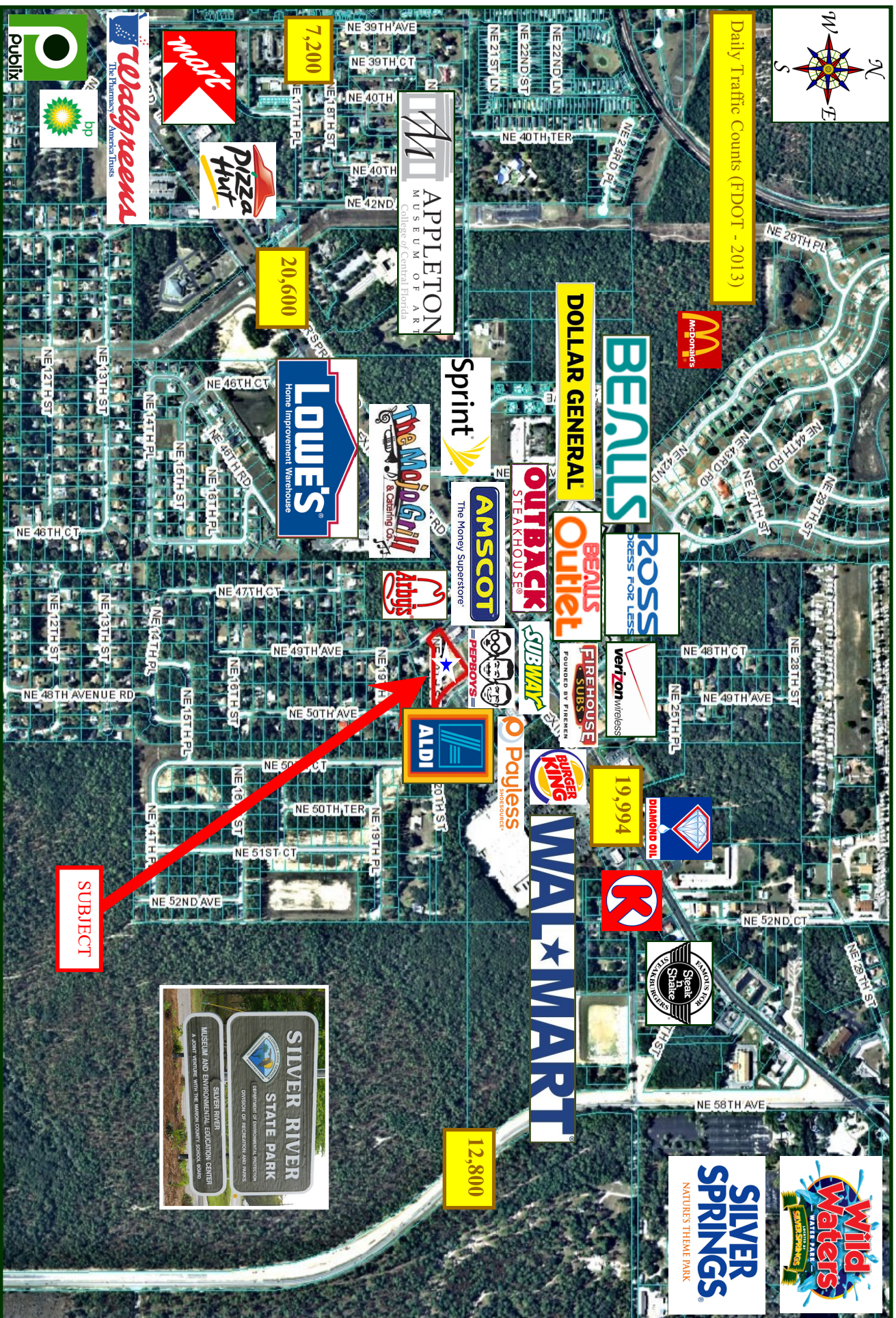
www.mcbrideland.com



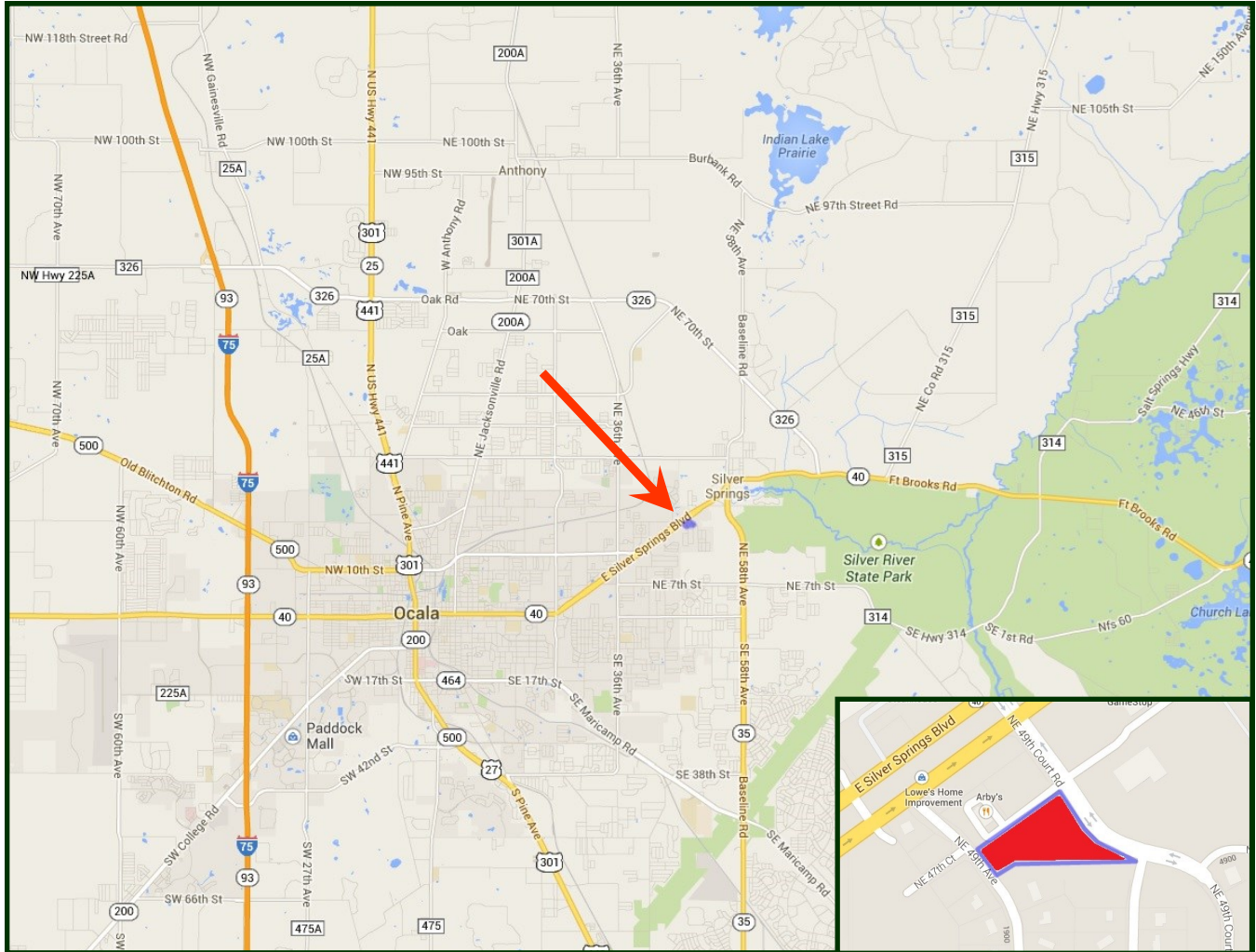
Phone: (352) 401-3755

Mobile: (352) 362-5226

1.9± ACRE COMMERCIAL LOT IN NE OCALA, FL



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From Downtown Ocala:

- SR 40 (aka Silver Springs Blvd) East to NE 49th Ct. Rd. and make a Right.
- Property located behind Pep Boys & Arby's in the Alderbrook Commercial Center Subdivision.

Office (352) 401-3755
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