



For Sale: \$334,900.00



**1112 NE 36th Avenue,
Ocala, FL 34470**

Parcel ID #: 2688-003-014

RO Zoning

1,597 SF Freestanding Office

For Sale \$334,900.00



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PROPERTY OVERVIEW:

An excellent opportunity for an owner-user seeking a highly visible, centrally located office property in Ocala.

FREESTANDING OCALA OFFICE FOR SALE

- **Asking Price:** \$334,900.00
- **Building Size:** 1,597 SF
- **Property Type:** Freestanding Office
- **Parking:** 7 Dedicated Spaces

INVESTMENT HIGHLIGHTS

- **High Visibility:** Prime frontage along NE 36th Avenue.
- **Massive Traffic:** Exposure to 18,100 Average Annual Daily Traffic (AADT).
- **Move-In Ready:** Well-configured layout ideal for professional or medical use.
- **Seamless Access:** Minutes from State Road 40 and major Ocala thoroughfares.
- **Rare Asset:** Hard-to-find standalone building with a private setting.

PROPERTY SPECIFICATIONS & LAYOUT

Functional Layout Built for Business

This freestanding building offers a highly efficient floor plan that maximizes usable square footage for clients and staff.

- **Welcoming Entrance:** Spacious lobby area designed for guest comfort.
- **Admin Ready:** Dedicated reception desk with built-in features.
- **Private Offices:** Two large rooms perfect for executive offices or medical treatment rooms.
- **Collaborative Space:** Expansive open work area for cubicles, team desks, or configurations.
- **Full Amenities:** Fully equipped kitchen and break area on-site.

LOCATION & MARKET OVERVIEW

Centrally Located in Ocala

Positioned on the active NE 36th Avenue corridor, this property places your business or tenants in the heart of Ocala's growing commercial sector. The high daily traffic count ensures continuous brand exposure.

PROPERTY PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.

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