



COMMERCIAL REAL ESTATE

WE GET WHAT YOU NEED™

OFFICE BUILDING FOR SALE

The Heritage Office On 8th

527 NE 8TH AVE, OCALA, FL 34470

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Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

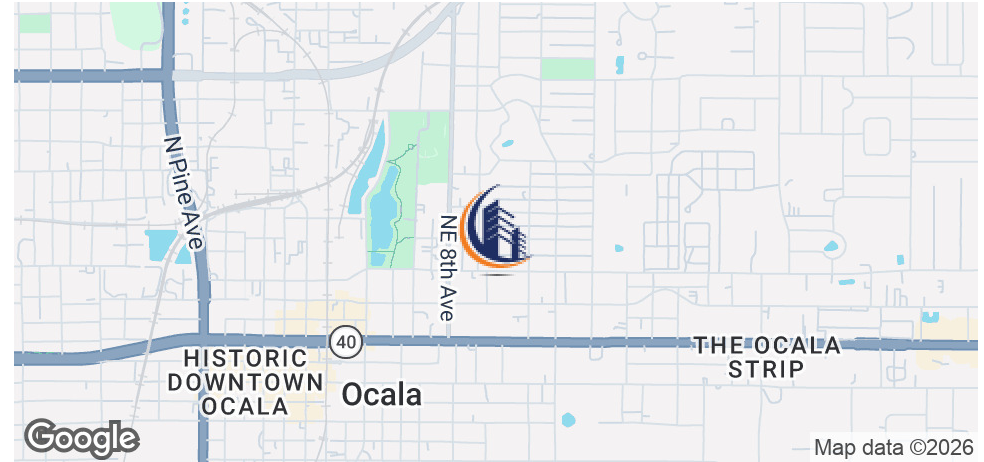
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OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	0.36 Acres
Year Built:	1922
Building Size:	1,871
Renovated:	2025
Zoning:	RO
Taxes:	2,383.70
Assessed Value:	\$123,367
Market:	Ocala, FL
Submarket:	East Ocala / Northeast Ocala neighborhood
Traffic Count:	6,000
Price / SF:	\$187.07

PROPERTY OVERVIEW

K&M Commercial in conjunction with Andrew McIntosh is please to present an exceptional investment opportunity at 527 NE 8th Ave, Ocala, FL. This beautifully renovated 1,871 SF building, offering a single unit, presents a prime opportunity for office or office building investors. Built in 1922 and meticulously renovated in 2025, this property is an attractive addition to any portfolio. Zoned RO and ideally located in the heart of Ocala, FL, this historic property boasts modern amenities and timeless charm, making it an ideal choice for discerning investors seeking a promising commercial real estate opportunity.

PROPERTY HIGHLIGHTS

- 1,871 SF building
- 1 unit
- Built in 1922
- Renovated in 2025
- Zoned RO



PROPERTY DESCRIPTION

K&M Commercial, in conjunction with Andrew McIntosh, is pleased to present an exceptional investment opportunity at 527 NE 8th Ave, Ocala, FL. This beautifully renovated 1,871 SF building, offering a single unit, presents a prime opportunity for office or office building investors. Built in 1922 and meticulously renovated in 2025, this property is an attractive addition to any portfolio. Zoned RO and ideally located in the heart of Ocala, FL, this historic property boasts modern amenities and timeless charm, making it an ideal choice for discerning investors seeking a promising commercial real estate opportunity.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Ocala, FL, where the property is located. Situated in the heart of downtown, the area offers convenient access to a diverse array of amenities, including popular dining options like Mark's Prime Steakhouse and Seafood and La Cuisine French Restaurant. For a post-work unwind, the renowned Ocala Downtown Square provides a charming backdrop for leisurely strolls and community events. Nearby, the Ocala Civic Theatre offers cultural enrichment, while Tuscawilla Park provides a picturesque retreat amid lush greenery and peaceful walking trails. With its blend of modern conveniences and local charm, the area surrounding the property is an inviting location for a dynamic office setting.

SITE DESCRIPTION

Located on a prominent corner lot in Northeast Ocala, this Residential office-zoned property offers a rare combination of visibility, accessibility, and charm. Built in 1922, the structure features approximately 1,871 square feet of interior space on a 0.36-acre parcel, with an estimated 100 feet of frontage along NE 8th Avenue and 158 feet of depth along NE 6th Street.

EXTERIOR DESCRIPTION

The exterior of 527 NE 8th Ave, Ocala, FL 34470 features a classic 1920s bungalow design with wood frame construction and hardboard siding, topped by a composition shingle roof. The one-story structure sits on a pier foundation and occupies a 0.36-acre site, offering excellent visibility and access. Exterior highlights include a covered front porch, a detached garage, a rear deck, mature landscaping, and city views from its slightly elevated position. The property's traditional charm and professional curb appeal make it well-suited for Residential



PROPERTY DESCRIPTION

Zoned RO and ideally located in the heart of Ocala, FL, this historic property boasts modern amenities and timeless charm, making it an ideal choice for discerning investors seeking a promising commercial real estate opportunity.

Renovations Include:

- Clearing overgrowth and opening the back lot
- Full interior and exterior painting
- New roof installation • New HVAC system (interior and exterior units)
- New flooring throughout • New light fixtures and ceiling fans throughout
- New door hardware throughout • New toilet installation
- New vanity and sink • New kitchenette with cabinets, countertops, and sink
- New stone backsplash in kitchenette and bathroom
- New emergency exit signage • New fire extinguishers
- New sidewalks • Exterior buildings and paved areas professionally pressure-washed
- New landscaping • Full trimming of all trees • New gutters

OFFERING SUMMARY

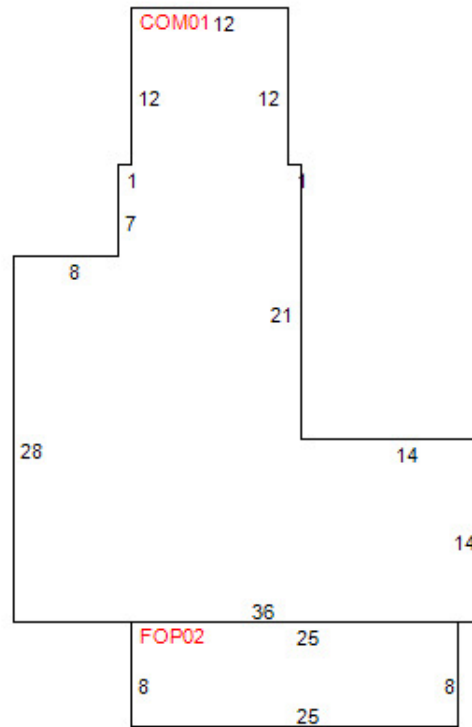
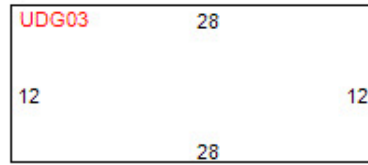
Sale Price:	\$350,000
Number of Units:	1
Lot Size:	15,707 SF
Building Size:	1,871 SF

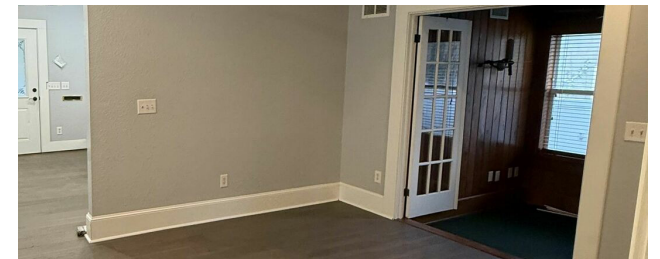
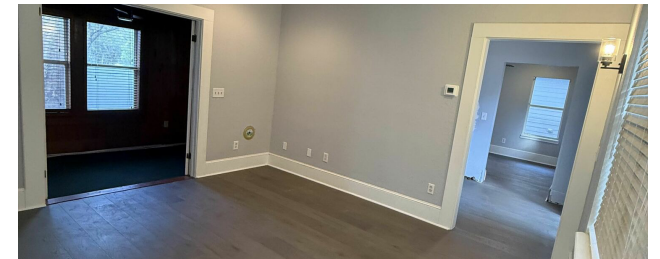
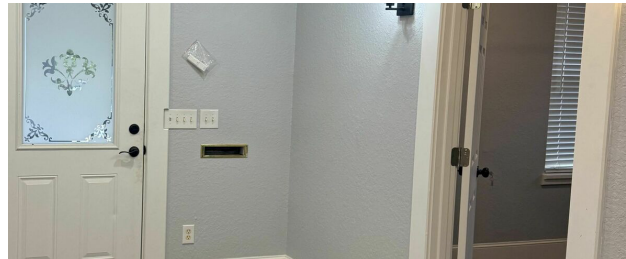
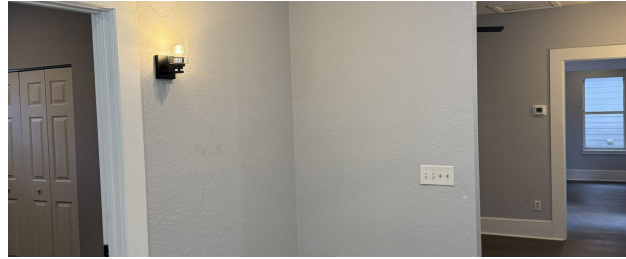
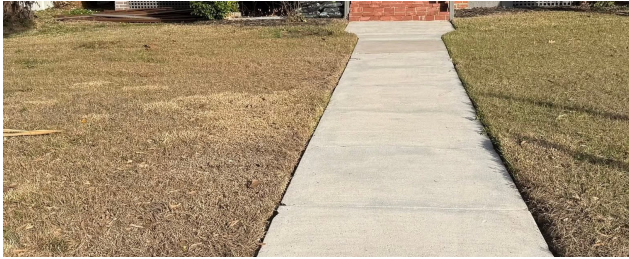
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	656	2,460
Total Population	493	1,575	5,832
Average HH Income	\$67,670	\$66,091	\$70,307



BUILDING INFORMATION

Building Class	C
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	9 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Average Floor Size	1,870 SF
Year Built	1922
Year Last Renovated	2025
Gross Leasable Area	1,871 SF
Construction Status	Existing
Framing	Wood
Condition	Average
Roof	Composition Shingle Roof
Free Standing	Yes
Number of Buildings	1
Walls	Drywall
Ceilings	Flat
Floor Coverings	Engineered Hardwood
Foundation	Pier
Exterior Walls	Hardboard Siding over Wood Frame Construction
Mezzanine	NA
Office Buildout	Previously used as a real estate office.







Section 2

LOCATION INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

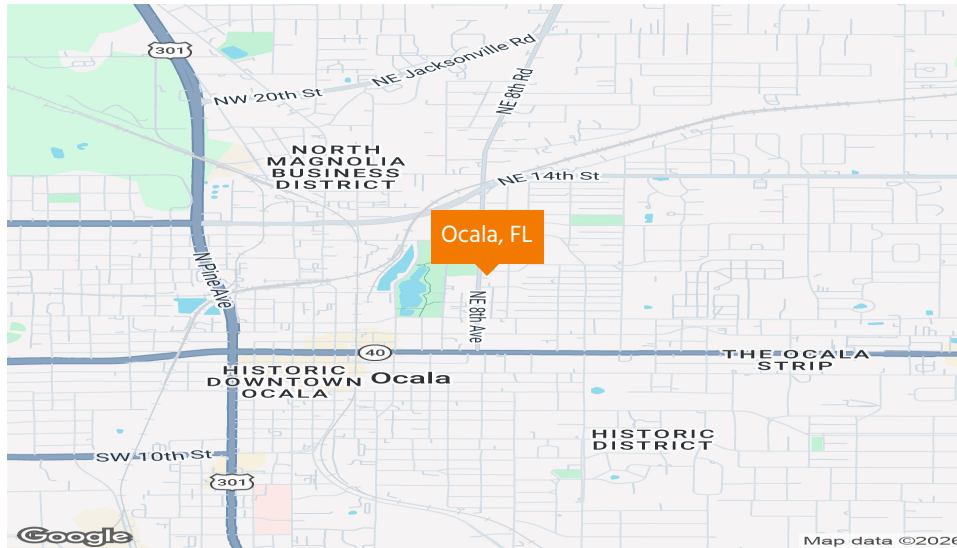
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LOCATION DETAILS

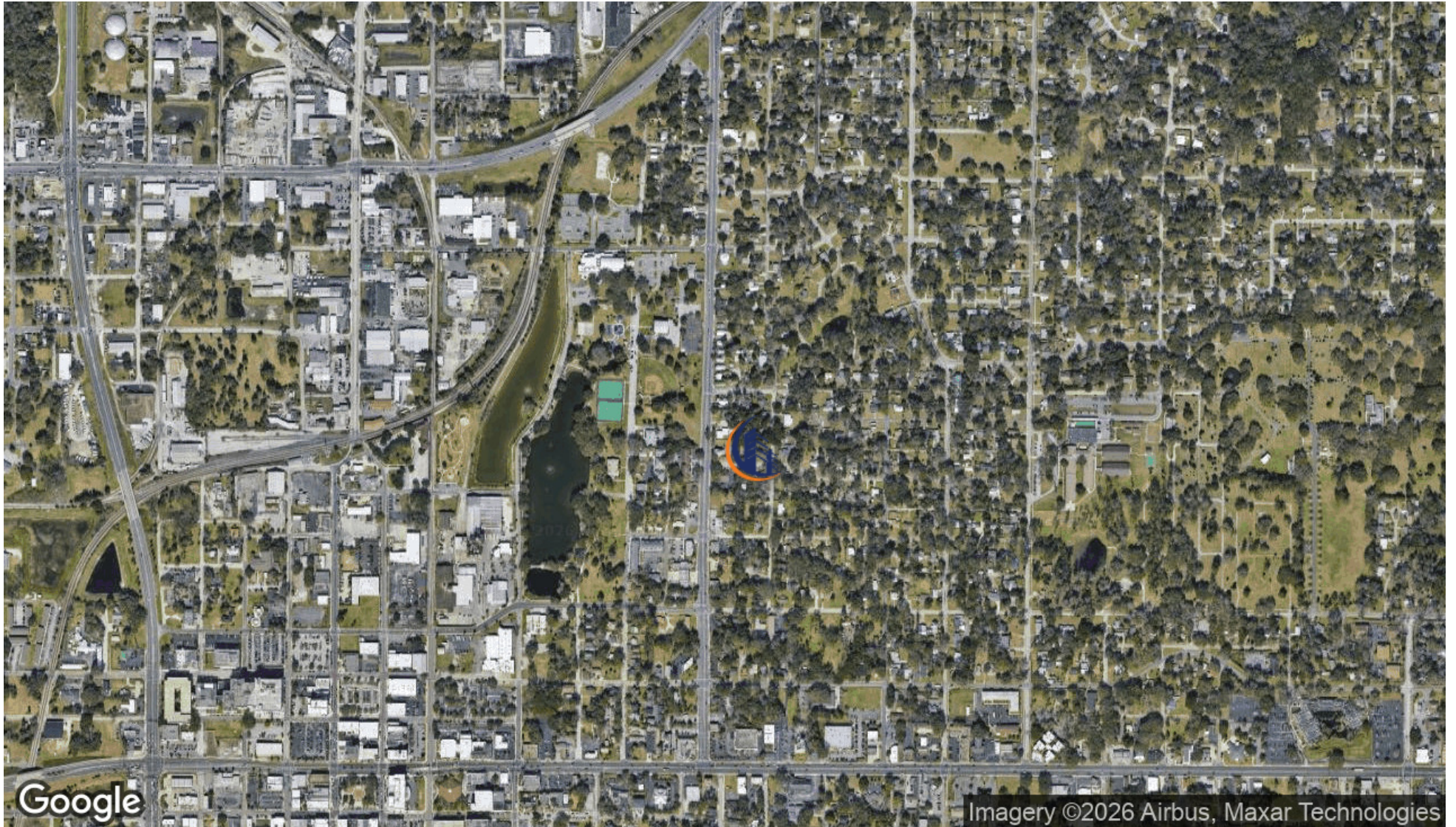
Market	Ocala, FL
Sub Market	East Ocala / Northeast Ocala neighborhood
County	Marion
Cross Streets	NE 8th Avenue & NE 6th Street (just north of Silver Springs Blvd/State Road 40)
Township	Township 15S
Range	Range 22E
Section	Section 9 (based on Marion County PLSS grid)
Street Parking	Yes Northeast Side of Street
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	US-301 / US-441 (approx. 0.5 miles west) - Major Highway I-75 (approx. 6.5 miles west)
Nearest Airport	Ocala International Airport (OCF) — ~6.8 miles west



REGIONAL MAP



AERIAL MAP





Section 3

FINANCIAL ANALYSIS

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INVESTMENT OVERVIEW

Price	\$350,000
Price per SF	\$187
Price per Unit	\$350,000

OPERATING DATA

FINANCING DATA



Section 4

DEMOGRAPHICS

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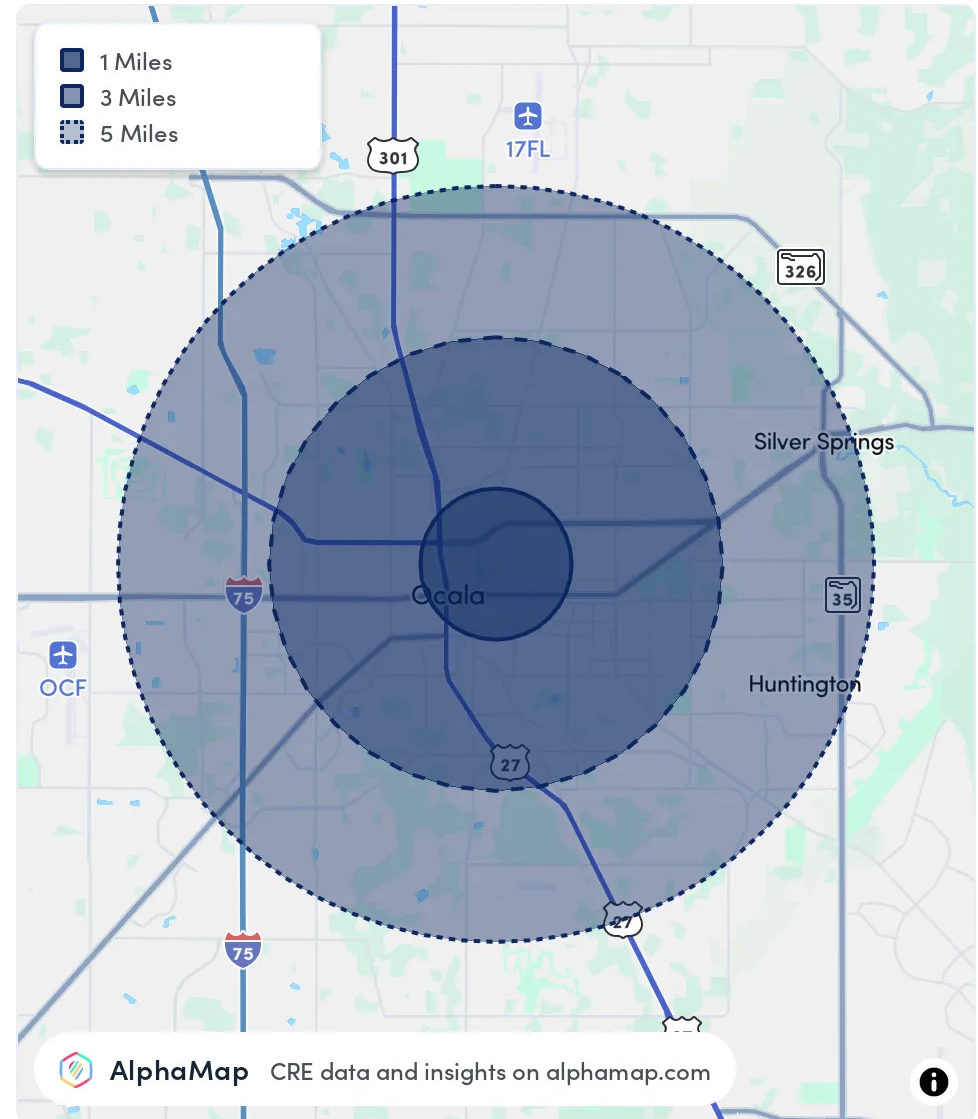
AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,832	49,162	100,329
Average Age	40	42	43
Average Age (Male)	39	40	42
Average Age (Female)	41	43	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,460	20,053	41,011
Persons per HH	2.4	2.5	2.4
Average HH Income	\$70,307	\$75,763	\$85,971
Average House Value	\$251,112	\$233,481	\$250,357
Per Capita Income	\$29,294	\$30,305	\$35,821

Map and demographics data derived from AlphaMap





Section 5

ADVISOR BIOS

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PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, is the managing director of the K&M Commercial Real Estate Office in Fairfax, Virginia. He specializes in selling and leasing medical and government properties and office facilities outfitted with high-tech networking systems in Northern Virginia.

With over 2 decades of experience, Kayvan has closed more than \$940 million transactions successfully. He meticulously tracks market conditions to provide clients with expert advice, ensuring they receive fair market rates for leases, property investments, and sales.

Before joining K&M Commercial Real Estate, Kayvan was an associate commercial broker at Fairfax Realty, Inc., providing expert advice and serving as a broker for financial institutions, corporate landowners, and other investors. He also has experience as a Senior Project Manager at MCI Telecommunications, overseeing land acquisition transactions, building design and construction, and migrating data centers in the United States and Europe.

Kayvan is a Northern Virginia Association of Realtors member, serving as Chairman of the Association Commercial Alliance. He was president of the Mid-Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues to serve on its board. Additionally, he holds memberships in the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Kayvan has earned the prestigious Certified Commercial Investment Member (CCIM) designation and sits on the Washington DC-Maryland chapter board.

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 Fairfax, VA 22030
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ADVISOR BIO 2



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PROFESSIONAL BACKGROUND

Andrew McIntosh, a real estate broker in Ocala, specializes in investment sales, owner-user opportunities, and leasing in Florida.

He works directly with investors, business owners, and property owners to structure deals that make sense both financially and operationally, always with an eye on long-term goals.

Andrew brings a clear-cut style to pricing, deal structure, and market positioning.

He focuses on understanding what matters most to his clients and keeps communication clear and consistent throughout each transaction.

Andrew Mc Intosh

8050 NW 48th Lane Ocala FL 34482

Ocala, FL 34482



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