



4460 SE 53RD AVE OCALA, FL 34480

FOR SALE AT \$1,300,000



C. Sandon Wiechens, CCIM, SIOR
Wiechens Realty, Inc.

M: (352) 322-0569 O: (352) 622-3214
sandon@wiechensrealty.com

Nolan C. Galloway III, MRE, SIOR
Gus Galloway Realty, Inc.

M: (352) 572-9109 O: (352) 622-8127
nolan@gusgalloway.com



PROPERTY HIGHLIGHTS

- Parcel ID: 3138-001-011
- Location Highlights: Situated along the high-traffic SE Maricamp Road / Highway 464 commercial corridor
- Site Area: 0.81± acres (35,284 square feet)
- Zoning: B-5 (Heavy Commercial), which allows for a wide variety of flexible commercial uses
- Site Improvements: Fully fenced (600 linear feet of chain-link fencing) with 14,640 square feet of asphalt paving and additional concrete paving
- Utilities: Serviced by a private well and septic system, contributing to low recurring overhead expenditures
- Total Building Area: 8,100 square feet (base footprint)
- Year Built: 2001



Property Synopsis

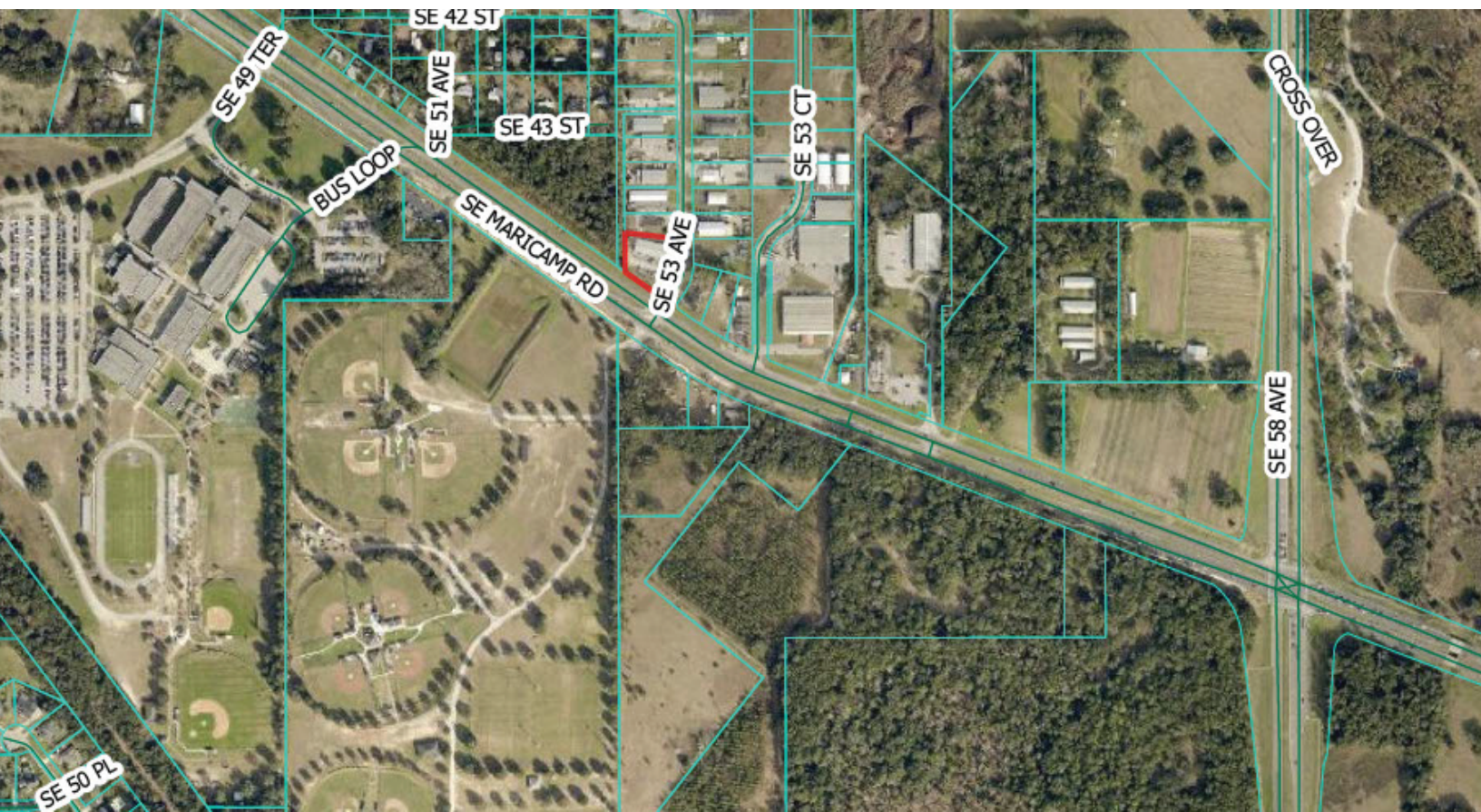


Excellent opportunity to acquire a stabilized multi-tenant investment property consisting of 8,100 SF located along busy SE Maricamp Road / Highway 464 in the growing Ocala market. The property features three established tenants and low overhead expenditures, which provides immediate cash flow for an investor seeking stable income in a strong commercial corridor.

Positioned on approximately 0.81± acres with B-5 Heavy Commercial zoning, the property benefits from excellent frontage and visibility along one of Ocala's primary east-west commercial corridors. The site is fully fenced and improved with a well maintained building constructed of concrete block with pre-finished metal exterior components covered by stucco, offering durability and low maintenance ownership.

The property is ideally suited for investors seeking a stable income-producing asset with long-term tenancy already in place. B-5 zoning allows for a wide variety of commercial uses, further enhancing the long-term value and flexibility of the asset.

EXCELLENT PROXIMITY TO I-75 AND MAJOR OCALA/MARION COUNTY ROADS





WAREHOUSE PROFORMA

Property Data	Unit SF	Base Rent/Annual	NNN Annual
Unit 1A	1,000	\$ 10,260.00	\$ 2,920.00
Unit 1B	3,020	\$ 33,280.40	\$ 8,814.40
Unit 2	2,040	\$ 20,412.76	\$ 5,956.80
Unit 3	2,040	\$ 17,850.00	\$ 5,956.80
Totals	8,100	\$ 81,803.16	\$ 23,648.00 {\$2.92/SF}

Annual Figures:

Current Base Rent	\$ 81,803.16
<u>Annual NNN</u>	<u>\$ 23,648.00</u>
Totals	\$ 105,451.16
Ad Valorem Taxes	(\$ 12,634.36)
Insurance	(\$ 4,803.21)
Grounds Maint	(\$ 3,000.00)
Water	(\$ 480.00)
Mgmt Fees @ 5%	(\$ 4,090.00)
Reserves for Replacements*	(\$ 3,000.00) *Roof, Asphalt, etc.
<u>Garbage</u>	<u>(\$ 2,705.64)</u>
• NOI w/ Mgmt, Reserves	\$ 74,737.95
• <i>Actual Current Owner NOI</i>	\$ 81,827.95
• Proposed NOI w/ Mgmt & Reserves	\$ 93,850.00
With Units 2 and 3 @ \$14/SF NNN	

Unit Specific Information follows on next page:

Unit 1A Occupied (by a business entity of current property owner)
SF: 1,000

Base Rent: \$10.26/SF *Annual \$ 10,260.00*
NNN: 13% of totals *Annual \$ 2,920.00*
 Total \$ 13,180.00

Security Deposit: \$ 0.00

Term: January 1, 2026 – December 31, 2031
Base Rent has 3% annual escalator in initial term
5 Year option to Renew

Maintenance: \$500 HVAC Cap if tenant carries
Bi-Annual Maintenance Agreement

Unit 1B Occupied

SF: 3,020

Base Rent: \$11.02/SF *Annual \$ 33,280.40*
NNN: 37% of totals *Annual \$ 8,814.40*
 Total \$ 42,094.80

Security Deposit: \$ 0.00

Term: January 1, 2026 – December 31, 2031
Base Rent has 3% annual escalator in initial term
5 Year option to Renew

Maintenance: \$1,000 HVAC Cap if tenant carries
Bi-Annual Maintenance Agreement

<u>Unit 2</u>	<u>Occupied</u>	
SF:	2,040	
Base Rent:	\$10.01/SF	<i>Annual \$ 20,412.76</i>
NNN:	25% of totals	<i><u>Annual \$ 5,956.80</u></i>
		<i>Total \$ 26,372.56</i>
Security Deposit:	\$ 2,000.00	
Term:	January 1, 2026 – December 31, 2026	
Maintenance:	\$1,000 HVAC Cap if tenant carries Bi-Annual Maintenance Agreement	

<u>Unit 3</u>	<u>Occupied</u>	
SF:	2,040	
Base Rent:	\$8.75/SF	<i>Annual \$ 17,850.00</i>
NNN:	25% of totals	<i><u>Annual \$ 5,956.80</u></i>
		<i>Total \$ 23,806.80</i>
Security Deposit:	\$ 2,000.00	
Term:	January 1, 2026 – December 31, 2026	
Maintenance:	\$1000 HVAC Cap if tenant carries Bi-Annual Maintenance Agreement	