

GUS GALLOWAY REALTY, INC.

1706 N Magnolia Ave Ocala, FL 34475



FOR SALE: \$1,400,000.00

10,985± SF of flex retail/warehouse space offered across three buildings located on N Magnolia Ave in the heart of Ocala. This centrally located property provides quick and convenient access to US 441/301 and US 27, making it ideal for a wide range of commercial users seeking strong connectivity and visibility. Situated on approximately 0.95 acres and zoned B-4, the property allows for a broad mix of retail, service, and light industrial uses, offering excellent flexibility for both owner-users and investors.

The site is comprised of three separate buildings with a variety of unit sizes and configurations, each combining office and warehouse components. Building 100 totals 2,805± SF and features approximately 900± SF of office/showroom space with the balance dedicated to warehouse, serviced by a grade-level roll-up door. Building 200 consists of 3,080± SF divided into three equal units, each with a small office, restroom, and primarily warehouse space, along with one grade-level roll-up door per unit. Building 300 spans 5,100± SF and includes one 3,000± SF unit and two 1,050± SF units, all with roll-up doors and varying office/bathroom layouts.

This multi-tenant flex asset presents a unique opportunity for both immediate functionality and long-term upside in a highly accessible Ocala corridor.

Serving Ocala for Over 40 years!

Gus Galloway Realty, Inc
240 SE 17th St.
Ocala, FL 34471
352.622.8127 office
727.207.8292 cell
352.867.0813 fax
charles@gusgalloway.com

**CHARLES WHITE
SALES ASSOCIATE**

