



12139 & 12149 S WILLIAMS STREET
DUNNELLON, FL 34432

FOR SALE AT
\$ 899,000



C. Sandon Wiechens, President
Broker/CCIM/SIOR
M: (352) 817-6474 O: (352) 622-3214
sandon@wiechensrealty.com

Kristin L. Stockton, Vice President
Broker Associate/REALTOR®/ABR®
M: (352) 322-0569 O: (352) 622-3214
kristin@wiechensrealty.com



Riverview Plaza Dunnellon, FL - Fully Occupied B-3 Multi Tenant Property!

This rare multi-tenant commercial investment property features two parcels totaling 0.62 acres (0.31 acres each per MCPA) with excellent frontage along high-traffic Williams Street in Dunnellon, Florida. Built with durable block construction, the fully occupied center consists of two buildings housing 9 units at 7,384 SF total, anchored by a diverse mix of businesses including long-term tenants. Each unit comes equipped with its own bathroom and individual utility metering, with one unit specifically configured with a commercial kitchen. The property provides exceptional functionality with 36 dedicated parking spaces, two on-premises sign locations for high visibility, a drive-through lane adjacent to the tackle shop, and flexible B-3 zoning to support a wide range of commercial uses.

Complete financial records and a pro forma are available upon request. Located in the heart of Marion County, Dunnellon is widely known as the "Boomtown of the 1800s" and serves as a bustling hub for eco-tourism, famous for the pristine Rainbow River and Withlacoochee River. Williams Street acts as a primary commercial thoroughfare, capturing strong local traffic and steady tourist volume from visitors exploring the nearby springs, state parks, and historic downtown district. Situated just west of Ocala, Dunnellon continues to benefit from the area's steady population growth, business expansion, and low cost of living, making this stabilized asset a prime regional acquisition.



**Commercial Real Estate
& Investment Specialists**



C. Sandon Wiechens, CCIM, SIOR
President/Broker



Pro Forma for Riverview Plaza

Current Rental Income	\$ 98,358
(-) Ad Valorem Taxes	(\$ 11,200)
(-) Maintenance & Reserves	(\$ 5,000)
(-) Annual Expenses {*Averaged on past 3 Years}	<u>(\$ 14,000)</u>
Current Net Operating Income	\$ 68,000

* See attached Operational Expenditure Breakdown on additional pages for prior years

7.5% Cap Rate = \$899,000

- Short Term Leases
- Current rents have market upside
- 2 water meters and individual sub meters to direct bill tenants, although current ownership does not monitor or ask tenants to reimburse
- Sewer is also included on water bill so same as above on reimbursement
- House meters applicable to 2 roadside signs and is paid by Landlord
- All other electric is separately metered except for the 2 sign meters

2026 Riverview Plaza Rent Roll

	Tenant	SF (NRA)	Start Date	End Date	Monthly	\$/SF
12149 - Unit 1	OCCUPIED	1,339	2006	09/30/2026	\$ 975.00	\$ 8.74
12149 – Unit 2	OCCUPIED	977	2007	05/31/2027	\$ 927.00	\$11.39
12149 – Unit 3	OCCUPIED	663	2022	12/31/2026	\$ 892.50	\$16.15
12149 – Unit 4	OCCUPIED	663	2019	04/31/2027	\$ 925.00	\$16.74
12139 – Suite A	OCCUPIED	1,645	2023	08/30/2027	\$ 1,995.00	\$14.55
12139 – Suite B	OCCUPIED	449	2015	07/31/2027	\$ 487.00	\$13.02
12139 – Suite C	OCCUPIED	660	2023	01/31/2027	\$ 745.00	\$13.55
12139 – Suite D	OCCUPIED	484	2011	12/31/2026	\$ 625.00	\$15.50
12139 – Suite E	OCCUPIED	484	2014	07/31/2027	\$ 625.00	\$15.50
Total Square Footage		7,384	Total Monthly Rents		\$ 8,196.50	

Monthly Rents: \$ 8,196.50
Annual: \$ 98,358.00

Key Highlights

- Site & Acreage: Two parcels totaling 0.62 acres (0.31 acres each per MCPA)
- Occupancy & Layout: Fully occupied multi-tenant property across 2 block-construction buildings containing 9 total units and 7,384 Square Feet.
- Tenant Mix: Great mix of established business types with many long-term tenants
- Utilities & Amenities: Units are separately metered, each includes 1 bathroom, and 1 unit features a commercial kitchen
- Zoning & Parking: B-3 Zoning with 36 parking spaces + drive-through lane by tackle shop
- Visibility: Excellent frontage on busy Williams Street with 2 pylon/premises signs
- Location & Market (Dunnellon, FL): Positioned in a growing Marion County eco-tourism hub near Rainbow Springs, attracting constant residential and seasonal visitor traffic

PRO FORMA AND FINANCIAL ANALYSIS



Riverview Plaza Operational Expenses

Expense	Service Type	2023	2024	2025	Avg {3 Yr}
FGUA	Water/Sewer (2 bills)	\$ 2,744.46	\$ 3,183.21	\$ 3,362.98	\$ 3,096.88
Duke Energy	Sign Lighting (1 of 2)	\$ 669.04	\$ 755.56	\$ 718.30	\$ 714.30
Duke Energy	Sign Lighting (2 of 2)	\$ 414.48	\$ 457.98	\$ 339.31	\$ 403.92
Waste Management	Trash Collection	\$ 2,096.19	\$ 2,181.24	\$ 2,258.76	\$ 2,178.73
Maintenance	Maint & Repair	\$ 1,108.40	\$ 1,672.00	\$ 950.00	\$ 1,243.47
Insurance	Property Insurance	\$ 5,008.12	\$ 6,012.49	\$ 6,329.36	\$ 5,783.32
Totals		\$12,040.69	\$14,262.48	\$13,958.71	\$13,420.63

Used \$14,000 for calculating purposes

Property Taxes

Expense	Service Type	2023	2024	2025	Avg {3 Yr}
Ad Valorem (12149)	Real Estate Taxes	\$ 4,763.04	\$ 4,775.33	\$ 5,491.34	\$ 5,009.90
Ad Valorem (12139)	Real Estate Taxes	\$ 4,867.54	\$ 4,880.24	\$ 5,612.00	\$ 5,119.93
Totals		\$ 9,630.58	\$ 9,655.57	\$11,103.34	\$10,129.83

Used \$11,200 for calculating as taxes generally increase Year over Year

Capital Expenditures

Service Type	2023	Service Type	2024	Service Type	2025
Plaza Repairs	\$ 2,200.00	HVAC (Unit C)	\$ 2,763.85	Paving Work	\$ 2,000.00
Signage Repairs	\$ 2,200.00	N/A	\$ 0.00	Plaza Washing	\$ 1,200.00
New Signage	\$ 1,441.60	N/A	\$ 0.00	Plaza Painting	\$ 2,500.00
Electrical/Sign	\$ 132.00	N/A	\$ 0.00	Reseal Parking	\$ 4,650.00
HVAC (Unit C)	\$ 4,595.15	N/A	\$ 0.00	N/A	\$ 0.00
Totals 2023	\$10,568.75	Totals 2024	\$2,763.85	Totals 2025	\$10,350.00







PROPERTY PHOTOS



