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REALTY, INC.

N MAGNOLIA AVE

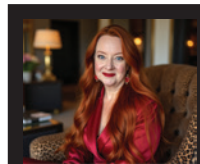
**2441 N PINE AVE & 2520 N MAGNOLIA AVE  
OCALA, FL 34475**



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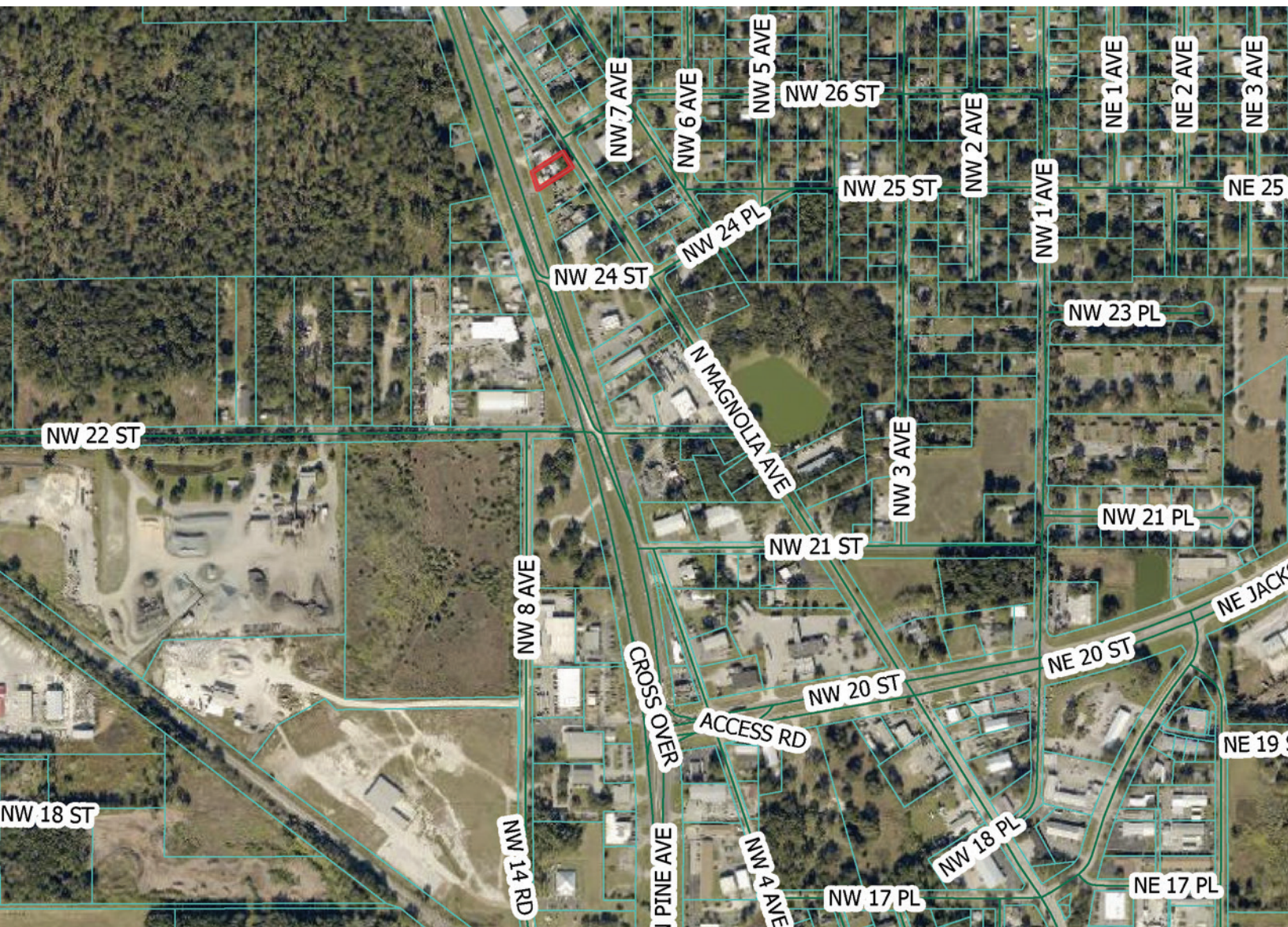
— REALTOR® —



*Rarely Available -  
B-4 with Income Producing Residential Rentals!*

Rare investment opportunity in North Ocala featuring two distinct buildings situated on a single B-4 zoned parcel. The primary structure, located at 2441 North Pine Avenue, is a two-story commercial/residential mix enjoying direct frontage on high-visibility North Highway 441 (N. Pine Avenue). It offers 1,100 square feet of open flex space with a bathroom on the ground level, paired with a private 1-bedroom, 1-bathroom apartment on the second floor.

The second structure, located at 2520 N. Magnolia Avenue, is a detached 2-bedroom, 1-bathroom residential home. Currently generating \$1,775 in monthly rental income from residential tenants, the property delivers immediate cash flow alongside strong commercial growth potential permitted under B-4 zoning (buyer to verify intended uses, setbacks, and parking requirements with the City of Ocala). Property is located within an AE Flood Plain.











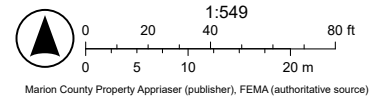




## Marion County Property Appraiser



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Marion County, Florida - Use at your own risk.

### Key Highlights

- Zoning & Location: B-4 Zoned multi-building property on a single parcel in North Ocala.
- Building 1 (2441 N. Pine Ave): Two-story building featuring direct N. Highway 441 frontage, an 1,100 sq. ft. open ground floor with 1 bath, and a 1 bed / 1 bath apartment upstairs.
- Building 2 (2520 N. Magnolia Ave): Standalone residential home with 2 bedrooms and 1 bathroom.
- Existing Cash Flow: Currently collecting \$1,775 per month in residential rental income.
- Commercial Potential: High-visibility location with versatile B-4 zoning allowances (buyer to verify intended use, setbacks, and parking with the City of Ocala).
- Flood Zone Designation: AE Flood Plain.