



## Property Overview

Originally built in 1984 with a well-integrated 1998 addition, this 7,317-square-foot building was designed from the ground up for shared professional use. The layout includes:

- **10 individual offices**, ideal for attorneys, consultants, financial professionals, medical or wellness practitioners, and other office-based businesses
- **Dedicated reception area and receptionist office** - ready for an on-site receptionist to greet clients and answer phones for all office tenants — a genuine differentiator for tenants who want a full-service, professional presence without the overhead
- **4 large conference rooms**, plus numerous smaller meeting spaces for private consultations
- **4 restrooms**
- **Storage and copier/workroom areas** distributed throughout the building for tenant convenience
- **Generous upper-level floored attic storage space**, offering substantial additional square footage for archives, files, or overflow inventory
- **Separate parking areas** — a welcoming front lot for clients and visitors, and a rear lot reserved for employees, keeping the client experience clean and uncluttered

## Investment Highlights

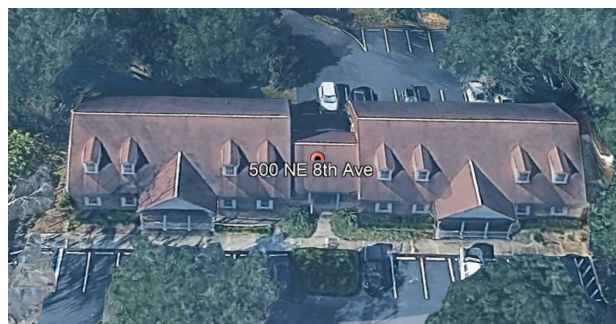
60% of the building's offices are currently leased, generating in-place income while leaving significant room for a new owner to grow occupancy and increase returns. The shared reception and conference amenities make the remaining suites highly attractive to small professional tenants who want the polish of a full office suite without the cost of building one out themselves.

## Location

Located at 500 NE 8th Avenue, near Tusawilla Park and just off downtown Ocala, the property offers tenants and their clients easy access to the downtown core while avoiding the noise and congestion of a central commercial corridor — a setting well-suited to professional service businesses that value privacy and a calm client experience.

## Summary

- **Size:** 7,317 SF
- **Year Built:** 1984 (addition in 1998)
- **Configuration:** 10 offices, shared reception, 4 large + several small conference areas, 4 restrooms, storage/copier rooms, expansive upper-level storage
- **Occupancy:** ~60% leased with room to grow
- **Parking:** Separate client and employee lots
- **Address:** 500 NE 8th Avenue, Ocala, FL 34470
- **Location:** Quiet setting near Tusawilla Park, just off downtown Ocala



# PHOTOS



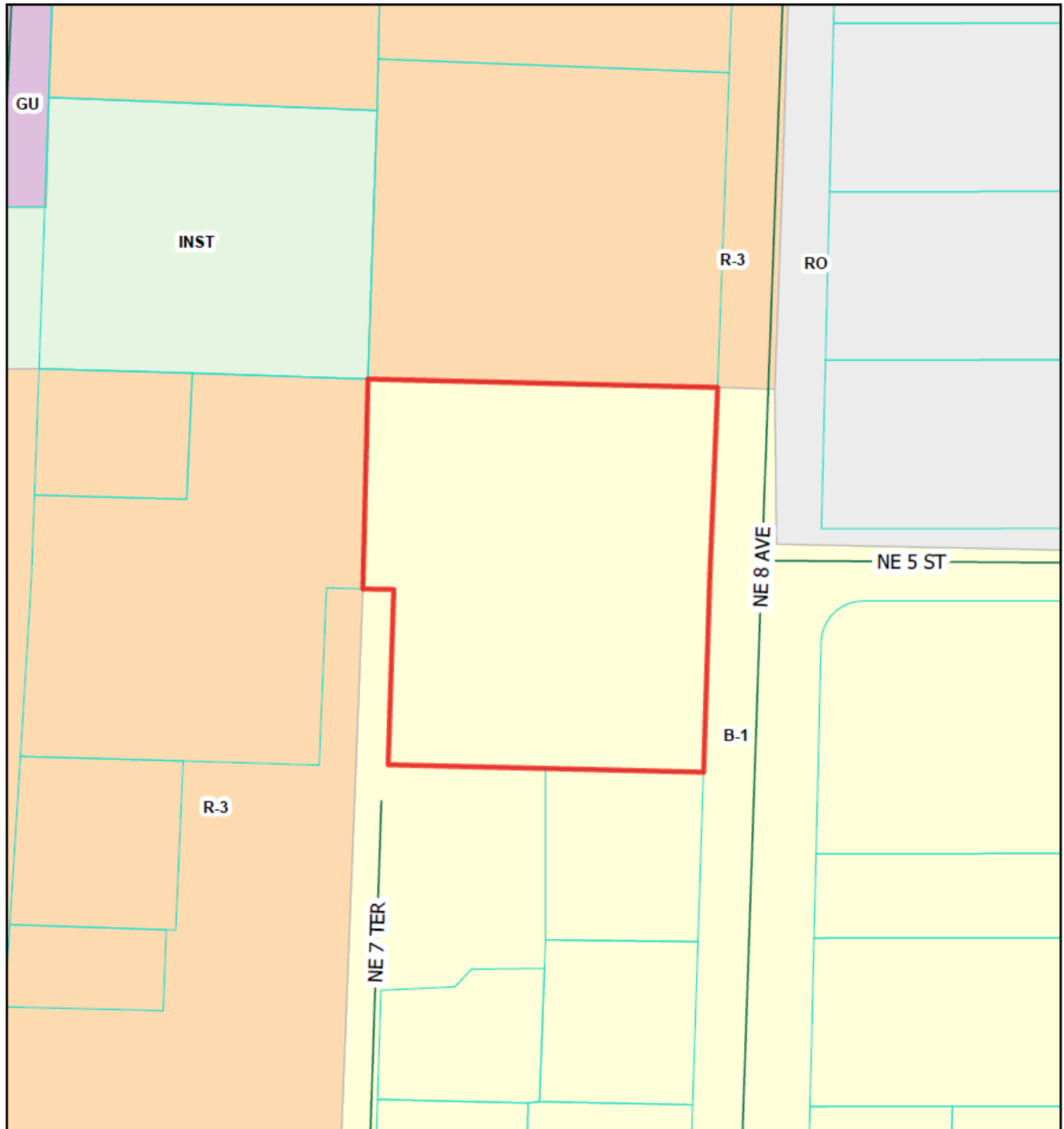
# PHOTOS



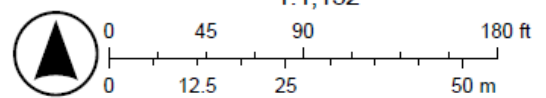
# PHOTOS



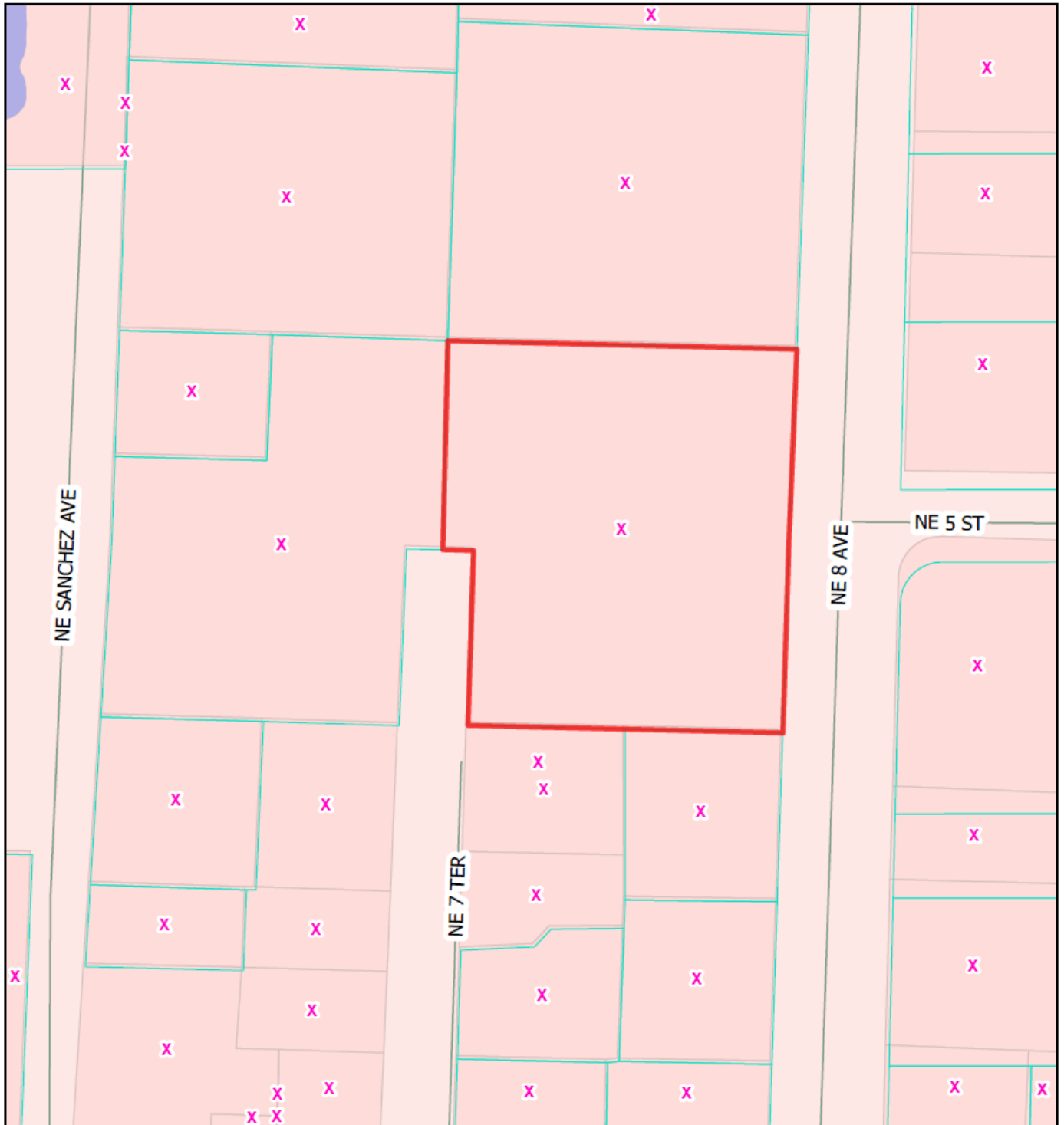
# Zoning Map



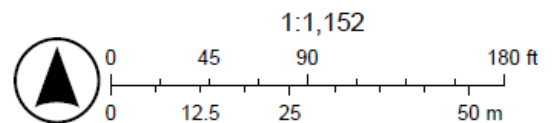
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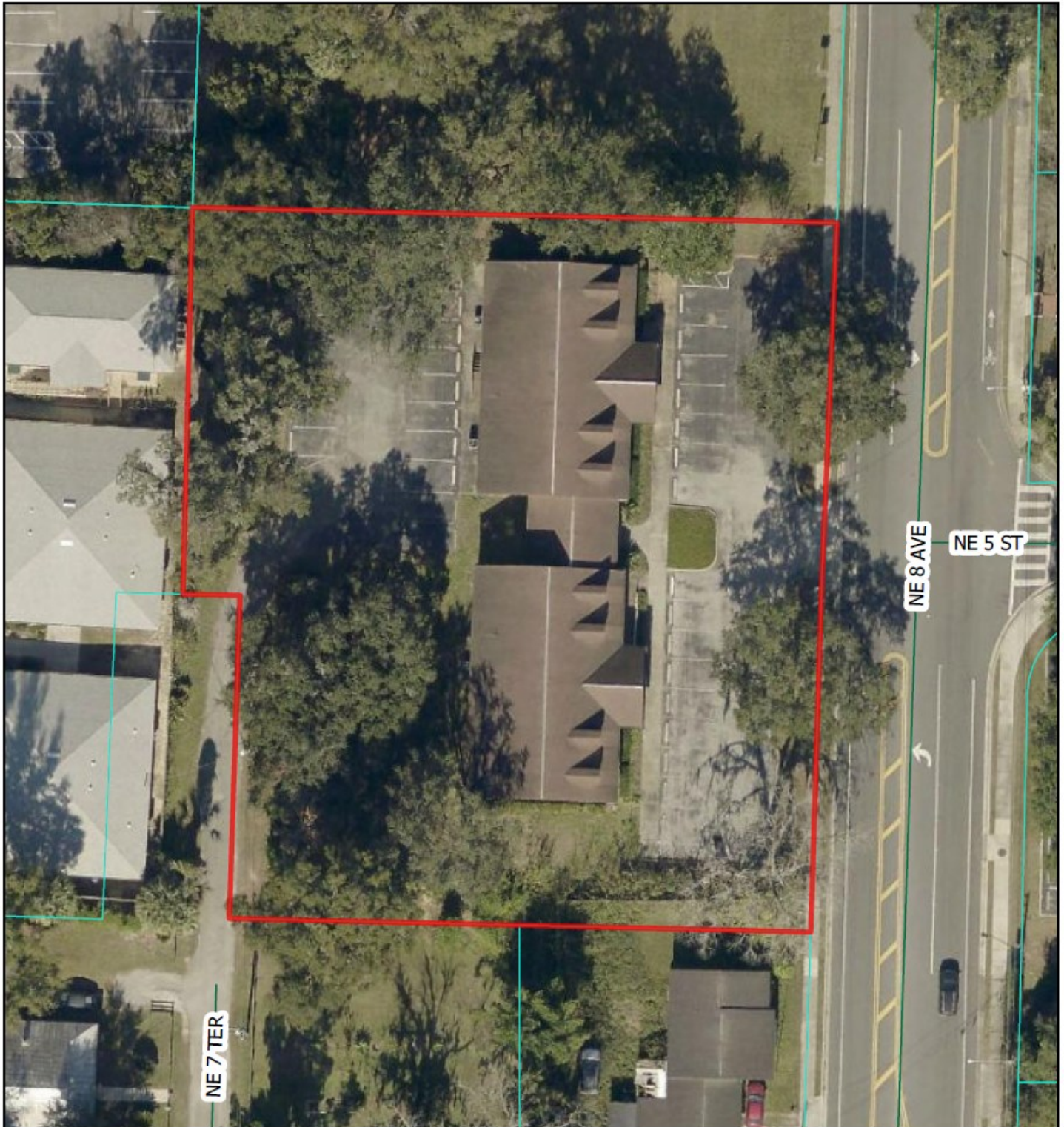
# Flood Map



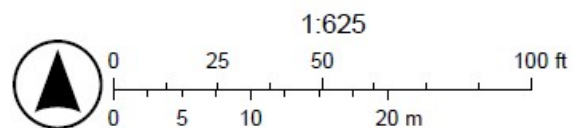
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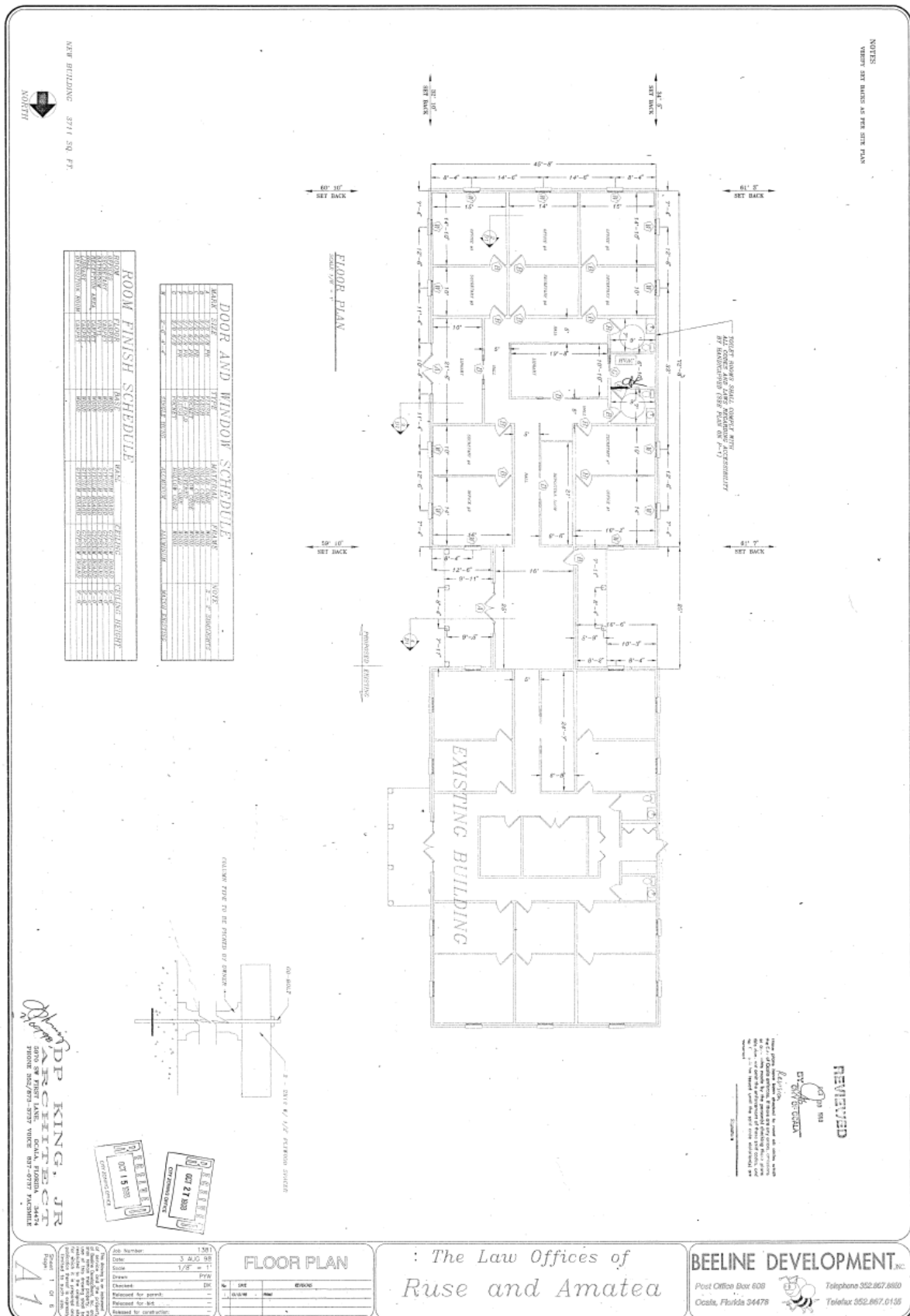
# Aerial



7/30/2026, 11:36:21 AM



NOTES  
VERIFY SET BACKS AS PER SITE PLAN



*Thomas J. King*  
**DP KING, JR**  
**ARCHITECT**  
 5070 SW FIRST LANE, DOLLA, FLORIDA 34424  
 PHONE 252/873-8733 VOICE 887-0737 FACSIMILE

Sheet 1 of 6  
End of page

RECEIVED  
OCT 15 1988  
CITY OF NEW YORK

REC-115  
OCT 27 1993  
CITY PLANNING OFFICE

## FLOOR PLAN

: The Law Offices of  
Ruse and Amatea

BEELINE DEVELOPMENT, INC.

Post Office Box 608  
Ocala, Florida 34478

Telephone 352.867.8880  
Telefax 352.867.0135



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2026 Property Record Card

2826-022-000

[GOOGLE Street View](#)

Prime Key: 1251290

[MAP IT+](#)

Current as of 7/29/2026

### [Property Information](#)

#### [More Names](#)

AMATEA FRANK C  
AMATEA ELLEN S ET AL  
500 NE 8TH AVE  
OCALA FL 34470-5345

#### [Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 17

Acres: 1.03

Situs: 500 NE 8TH AVE OCALA

### [2025 Certified Property Value by Income](#)

|                      |           |                           |
|----------------------|-----------|---------------------------|
| Land Just Value      | N/A       |                           |
| Buildings            | N/A       |                           |
| Miscellaneous        | N/A       |                           |
| Total Just Value     | \$717,749 | <a href="#">Ex Codes:</a> |
| Total Assessed Value | \$717,749 |                           |
| Exemptions           | \$0       |                           |
| Total Taxable        | \$717,749 |                           |

### [History of Assessed Values](#)

| Year | Land Just | Building  | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2025 | \$88,862  | \$526,774 | \$10,306   | \$717,749 | \$717,749    | \$0        | \$717,749   |
| 2024 | \$88,862  | \$508,671 | \$10,306   | \$674,799 | \$674,799    | \$0        | \$674,799   |
| 2023 | \$88,862  | \$533,458 | \$10,306   | \$674,277 | \$664,998    | \$0        | \$664,998   |

### [Property Transfer History](#)

| Book/Page                 | Date    | Instrument    | Code             | Q/U | V/I | Price    |
|---------------------------|---------|---------------|------------------|-----|-----|----------|
| <a href="#">5238/0853</a> | 08/2009 | 05 QUIT CLAIM | 7 PORTIONUND INT | U   | I   | \$100    |
| <a href="#">2562/0834</a> | 09/1998 | 09 EASEMNT    | 0                | U   | I   | \$100    |
| <a href="#">2562/0833</a> | 06/1983 | 09 EASEMNT    | 0                | U   | V   | \$100    |
| <a href="#">DOR0/0024</a> | 11/1981 | DR DOR-CMP    | 0                | U   | V   | \$18,000 |
| <a href="#">1089/1538</a> | 11/1981 | 07 WARRANTY   | 0                | U   | V   | \$18,000 |
| <a href="#">0918/0228</a> | 08/1978 | 07 WARRANTY   | 0                | U   | V   | \$14,500 |

### [Property Description](#)

SEC 17 TWP 15 RGE 22  
PLAT BOOK E PAGE 008  
SMITH & DAUGHERTY ADD OCALA  
LOT 22 & E 20 FT OF ROW LYING W OF LOT 22 EXC COM AT NE  
OF LOT 22 TH S AL E BNDY LINE 115 FT TH W 15 FT

TH N 115 FT TH E 15 FT TO POB & SUBJ TO ESMT AGREEMENT  
 OVER E 5 FT OF N 25 FT OF W 1/2 OF NE 7TH TER LYING  
 BETWEEN LOTS 21 & 22 AND SUBJ TO ESMT AGREEMENT OVER  
 THE ABROGATED ROADWAY DESC AS THAT PART OF NE 7TH TER  
 LYING BETWEEN LOT 19 & 20  
 & ALL OF LOT 19 EXC E 15 FT FOR RD & E 1/2 OF ABR NE  
 7TH TER LYING W OF LOT 19 & SUBJ TO ESMT AGREEMENT OVER  
 TH ABROGATED ROADWAY DESC AS THAT PART OF NE 7TH TER  
 LYING BETWEEN LOT 19 & 20

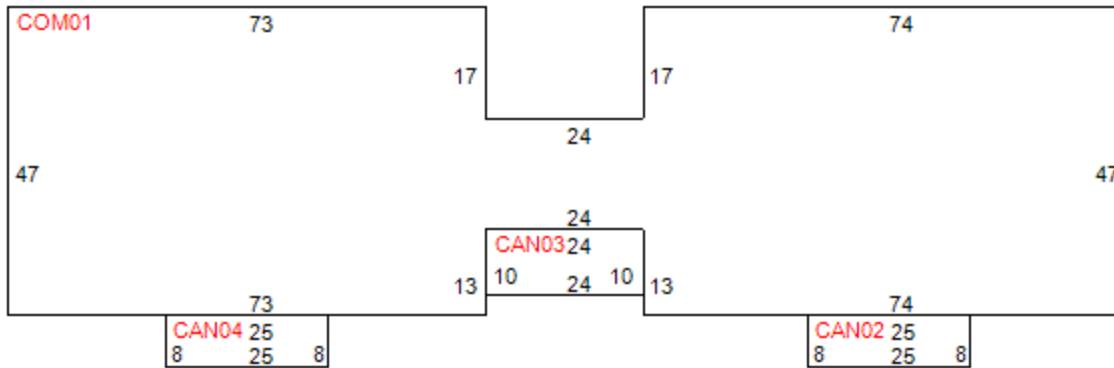
[Land Data - Warning: Verify Zoning](#)

| Use               | CUse | Front | Depth | Zoning | Units     | Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|-------------------|------|-------|-------|--------|-----------|------|------|-----|-----|-----|-------------|------------|
| GCSF              | 1710 | .0    | .0    | B1     | 44,431.00 | SF   |      |     |     |     |             |            |
| Neighborhood 9981 |      |       |       |        |           |      |      |     |     |     |             |            |
| Mkt: 2 70         |      |       |       |        |           |      |      |     |     |     |             |            |

[Traverse](#)

**Building 1 of 1**

COM01=R74U47L74D17L24U17L73D47R73U13R24D13.R25  
 CAN02=R25D8L25U8.L25U13  
 CAN03=L24D10R24U10.L48D13  
 CAN04=D8L25U8R25.



### Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL  
**Effective Age** 5 - 20-24 YRS  
**Condition** 1  
**Quality Grade** 700 - GOOD  
**Inspected on** 5/5/2020 by 117

**Year Built** 1984  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 496

### **Exterior Wall** 62 FACE BRICK-WD39 HARDEE BOARD

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish    | Sprinkler | A/C |
|---------|-------------|---------|------------|------------|-----------------|--------------------|-----------|-----|
| 1       | 9.0         | 1.00    | 1984       | 0          | 7,317           | F17 OFFICE         | 100 %     | N Y |
| 2       | 9.0         | 1.00    | 1984       | 0          | 200             | CAN CANOPY-ATTACHD | 100 %     | N N |
| 3       | 9.0         | 1.00    | 2000       | 0          | 240             | CAN CANOPY-ATTACHD | 100 %     | N N |
| 4       | 9.0         | 1.00    | 2000       | 0          | 200             | CAN CANOPY-ATTACHD | 100 %     | N N |

### **Section: 1**

**Elevator Shafts:** 0      **Aprtments:** 0      **Kitchens:** 0      **4 Fixture Baths:** 0      **2 Fixture Baths:** 4  
**Elevator Landings:** 0      **Escalators:** 0      **Fireplaces:** 0      **3 Fixture Baths:** 0      **Extra Fixtures:** 3

Miscellaneous Improvements

| Type               | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|-----------|------|------|---------|-------|--------|-------|
| 159 PAV CONCRETE   | 1,932.00  | SF   | 20   | 1984    | 3     | 0.0    | 0.0   |
| 144 PAVING ASPHALT | 7,280.00  | SF   | 5    | 1984    | 3     | 0.0    | 0.0   |
| 144 PAVING ASPHALT | 5,017.00  | SF   | 5    | 1999    | 3     | 0.0    | 0.0   |

Appraiser Notes

LAW OFFICE OF DAVID MENGERS

Planning and Building\*\* Permit Search \*\*

| Permit Number | Date Issued | Date Completed | Description            |
|---------------|-------------|----------------|------------------------|
| HAR25-0528    | 6/4/2025    | -              | AMATEA HVAC CHANGE OUT |
| OC01827       | 10/1/1998   | 1/1/2000       | ADDITION               |
| OC16026       | 6/1/1983    | -              | BLDG01=COM             |