

COMMERCIAL LAND FOR SALE

\$299,999

Flexible B-4 Commercial Site Near Downtown Ocala

409 NW 8th Street, Ocala, FL 34475 | MLS# OM728376

Build Your Ocala Business Here

Two adjacent, cleared lots totaling approximately 0.38 acres in an established in-town location near US-441 / N Pine Avenue. B-4 General Business zoning supports a broad mix of retail, service, office, restaurant, recreation and health-care uses, subject to development approvals.

B-4 General Business

Approx. 0.38 Acres

Cleared Corner Site

Utilities Available



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LOCATION

NW 8th Street at the US-441 / N Pine Avenue corridor

POSITIONING

Gateway area to Downtown Ocala with nearby retail and neighborhoods



VIEW LISTING

Explore the Flexibility of B-4 General Business



In-town location near US-441 and Downtown Ocala

Property Snapshot

Site Size

Approx. 0.38 acres

Configuration

Two adjacent lots

Zoning

B-4 General Business

Site

Cleared, partial fencing

Utilities

Water, sewer and electric

Flood Zone

Zone X

Road Frontage

Approx. 80 feet

Ownership

Fee simple

Selected B-4 Permitted Uses

- Retail: specialty retail, bakery, drug store, pharmacy, electronics, furniture, grocery, hardware and auto-related sales
- Food and hospitality: restaurants, fast-food and drive-through restaurants, hotels and motels
- Services: professional and business offices, financial institutions, salons, print shops, equipment rental, parking and repair services
- Recreation and education: fitness centers, indoor recreation, studios, daycare, private schools, galleries and places of worship
- Health care: medical or dental office/lab, veterinarian office and assisted living
- Residential: one- and two-family dwellings are listed as permitted; multifamily may be considered by special exception

Strong Concepts to Explore

Professional or medical office

Specialty retail or neighborhood service

Cafe, restaurant or quick-service concept

Financial, insurance or business services

Salon, studio, fitness or daycare

Auto specialty sales, detailing or minor repair

Site-Planning Considerations

Site plan:

Development in B-4 requires City site-plan review.

Parking and access:

Parking, drive aisles and access points will affect the final concept.

Buffers:

Landscaping or buffering may apply near less-intensive uses.

Best practice:

Confirm the intended use and preliminary layout with City Planning.

This brochure is for marketing purposes only. Zoning-use examples are summarized from the City of Ocala B-4 district regulations and are not a guarantee that any specific project will be approved. All information is deemed reliable but not guaranteed. Buyer should independently verify zoning, utilities, access, dimensions, environmental conditions and development feasibility.

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