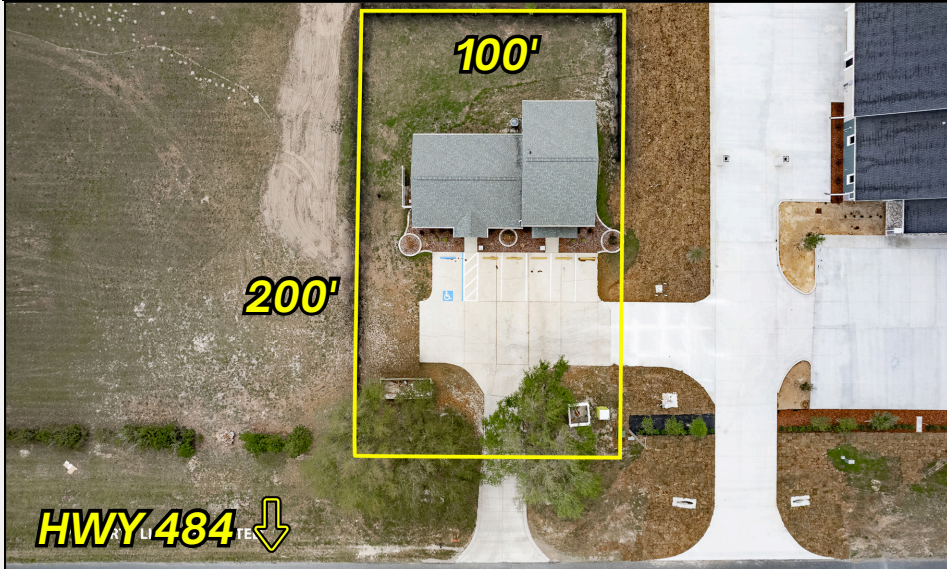


2 Suite, Zoned B5 Office Building fronting HWY 484!



Ideal two-suite office building on Hwy 484, zoned B-5. The 2,545 SF building sits on a 100' x 200' lot and includes a 384 SF mezzanine. Suite A (east) offers 1,170 SF with a full bath. Suite B (west) is 1,344 SF including the mezzanine (384 SF), with a conference room, large private office, and full bath with shower. See floor plan.

Recently updated and remodeled, 2022 roof. Currently leased to a chiropractic/physical therapy tenant (east) and an engineering/realtor tenant (west).

Located 2.5 miles east of I-75 and 0.5 miles east of the Hwy 484 & 475 intersection. Property is fenced, features a well-maintained parking lot with 5 lined spaces plus add'l parking, and has fresh paint and landscaping. High visibility on four-lane Hwy 484, a main route to Bellevue, South Ocala, and The Villages.

Call Today!
352-804-5544



LORI J. BUSCH, BROKER
BUSCH REALTY

✉ ljbusch@ocalaproperty.net

🌐 OcalaProperty.com

OM721334 1720 E CR-484 E, BELLEVIEW, FL 34420



County: Marion
Status: Active
Property Style: Office
Special Sale: None
New Construction: No
Construction Status: Completed
Number of Tenants: Multi Tenant
Tenant Count: 2

List Price: \$725,000
LP/SqFt: \$288.39
ADOM: 30
CDOM: 30
Heated
Area: 2,895 SqFt / 269 SqM
Total Area: 2,514 SqFt / 234 SqM

Ideal office 2 Suite office building fronting on Hwy 484, Zoned B5. Property is 100 x 200 feet. Nice building of 2545 SF total of which 384 sf is the upper mezzanine. Unit A on east side. 1170 sfoffice with full bath. W Side Suite B 1344 SF including the Mezzanine with Conference Room, Large Private office, and full bath with shower. See Floor plan. Very nice building updated and remodeled. Roof was new in 2022. Presently a chiropractor Phys Therapy tenant on east side 1170 SF and the west suite is an engineering realtor tenant 1344 SF. Just 2.5 miles east of I-75 and 1/2 mile east of the traffic light at 475 and Hwy 484. Property is fenced and good looking parking lot with 5 lined spaces and some over parking. Fresh new paint and landscape makes this a very appealing looking building facing four lane Hwy 484 the route to Belleview, South Ocala, and the Villages. Please call today for a showing for your income producing property or your future use.

Land, Site, and Tax Information

Legal Desc: SEC 09 TWP 17 RGE 22 COM AT NW COR OF NE 1/4 OF SW 1/4 E 561.37 FT TO POB E 100 FT S 200 FT W 100 FT N 200 FT TO POB

SE/TP/RG: 09-17S-22E

Subdivision #:

Tax ID: [41503-002-00](#)

Taxes: \$5,238.33

Book/Page: NA

Alt Key/Folio #: 41503-002-00

Zoning: B5

Tax Year: 2025

Lot Size: 19,602 SqFt / 1,821 SqM

Lot Size Acres: 0.45

Lot Dimensions: 100 x 200

Road Frontage: Highway

Section #: 09 **Block/**

Parcel: NA **Lot #:** NA

Front Footage: 100

Flood Zone: X

of Parcels: 1

Utilities Data: Electricity Available, Phone Available, Underground Utilities, Water Connected

Interior Information

Floors: One

of Restrooms: 2

A/C: Central Air

Heat/Fuel: Heat Pump

Total Number of Buildings: 1

Offices: 6

of Meeting Rooms: 1

Exterior Information

Ext Construction: Block, Concrete, Stucco

Roof Construction: Shingle

Electric Service: 100 Amp Service

Foundation: Slab

Road Surface Type: Asphalt

Road Responsibility: Public Maintained Road

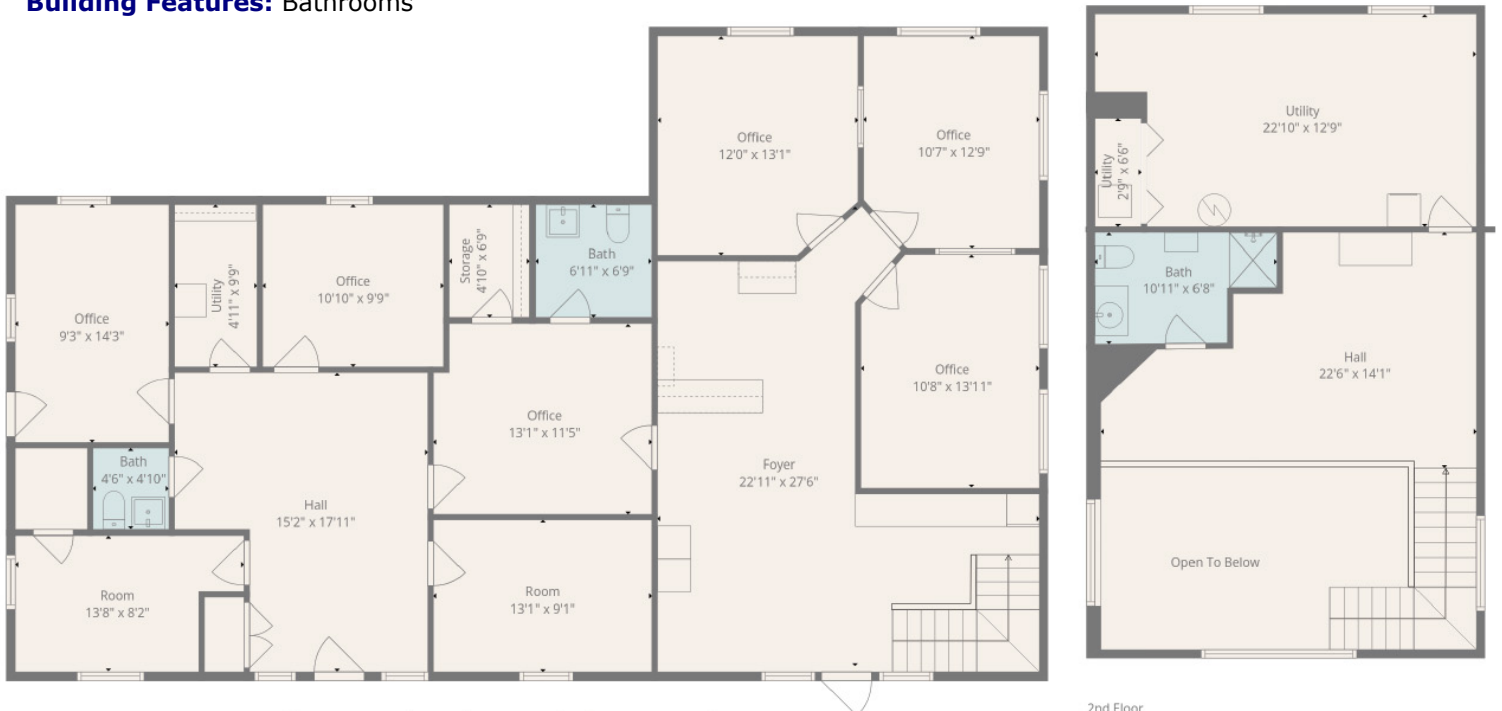
Building Features: Bathrooms

Total Parking Spaces: 6

Annual Gross Income: 45,600

Anchor Or Co-Tenants:

Green Energy Generation Y/N: No



2nd Floor