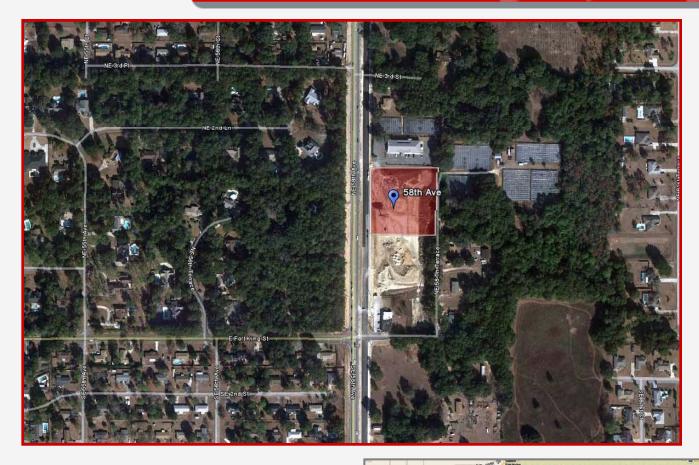
FOR SALE

2.28± Commercial Acres Bank-Owned Property Ocala, Marion County, Florida



- **Location:** The property is located 2 miles south of the intersection of E. Silver Springs Blvd. and NE 58th Avenue, with single family residential homes beyond, a multi-tenant professional office facility to the north, vacant commercial land to the south, and a nursery to the east.
- Size: 2.28± acres of cleared land with 300 feet of frontage on NE 58th Street.
- Zoning: B-2 Community Business, Land Use.
- Access: The site has access along 58th Avenue / Baseline Road. Construction is currently underway to develop Baseline Road from a two lane to a four lane roadway.



For more information and inspection please contact:

Margery Johnson, CCIM, CIPS Senior Director Land Brokerage Services Margery.Johnson@cushwake.com (407) 541-4395

F.Logan Holz

Senior Director Land Brokerage Services Logan.Holz@cushwake.com (904) 380-8346



FOR SALE

2.28± Commercial Acres Bank-Owned Property Ocala, Marion County, Florida



The Community Business Classification, B-2, provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services.

All utilities and municipal services, including sewer, are available to the site. Electric is provided by the City of Ocala and gas is provided by the supplier TECO.





The area is experiencing steady growth and the site is in a good location with road frontage and visibility. Baseline Road, in front of the property, is currently being widened from two lanes to four, which is expected to significantly benefit the asset.

For more information and inspection please contact:

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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.

