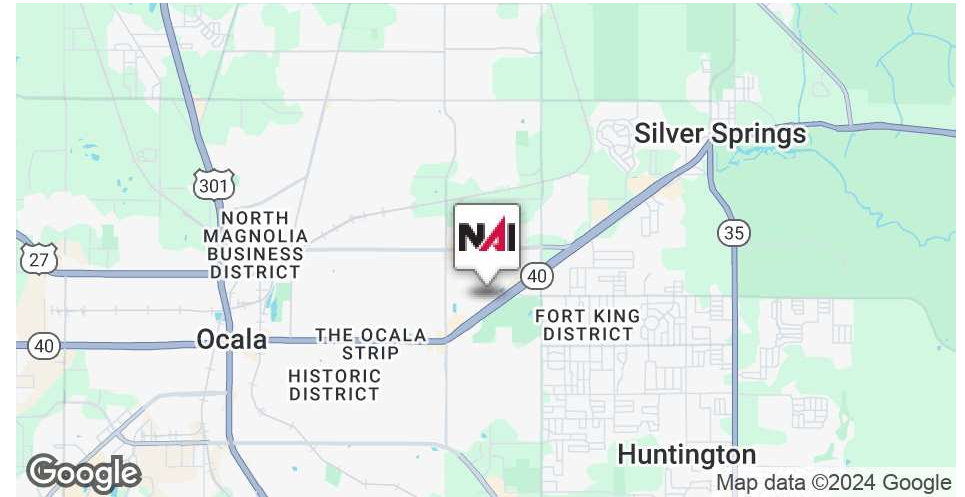


**FOR SALE**  
\$1,200,000



### Property Highlights

- 10,200sf Office complex FOR SALE - \$1,200,000
- 3 addresses: 2941, 2943 & 2945 NE 3rd Street.
- Near Ocala Golf Club & Publix in NE Ocala
- 2 Buildings PLUS excess Pad for development
- Built in 1974 & 1977. Located in City of Ocala
- 95% Occupied, 6 units total
- Site has rear drive access to NE 7th Street
- Pylon Sign

Demographics	3 Miles	5 Miles	10 Miles
Total Households	18,154	33,625	66,711
Total Population	43,845	84,397	172,243
Average HH Income	\$57,274	\$56,191	\$55,416



### Randy Buss, CCIM, SIOR

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<b>Building Name</b>	NE 3rd Street Office
<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>APN</b>	2781-000-010
<b>Building Size</b>	10,200 SF
<b>Lot Size</b>	1.68 Acres
<b>Building Class</b>	C
<b>Year Built</b>	1977
<b>Number of Floors</b>	2
<b>Average Floor Size</b>	3,000 SF
<b>Parking Spaces</b>	35

WELL LOCATED INCOME PRODUCING OFFICE COMPLEX: NE 3rd Street Office is located on NE 3rd Street at the intersection with E Silver Springs Blvd. The site includes 2 buildings: Building 2941 & 2943 is single story of 2100sf with 1 tenant. Building 2945 is a two story building of 8100sf where lower 4,100sf is occupied by 4 tenants and the upper 4000sf is 1 tenant. Plus an excess pad for future development. Rent structure is Gross Rent where Landlord pays Utilities for Building 2945 Units 201-204 only. Landlord is reimbursed by Tenant for Utilities in all other units. Most Tenants offered multiple renewal options. Property is Zoned B2A on 1.68 acres. Floor diagrams are available for some units. The site has ample parking, Marion County Parcel ID 2781-000-010.

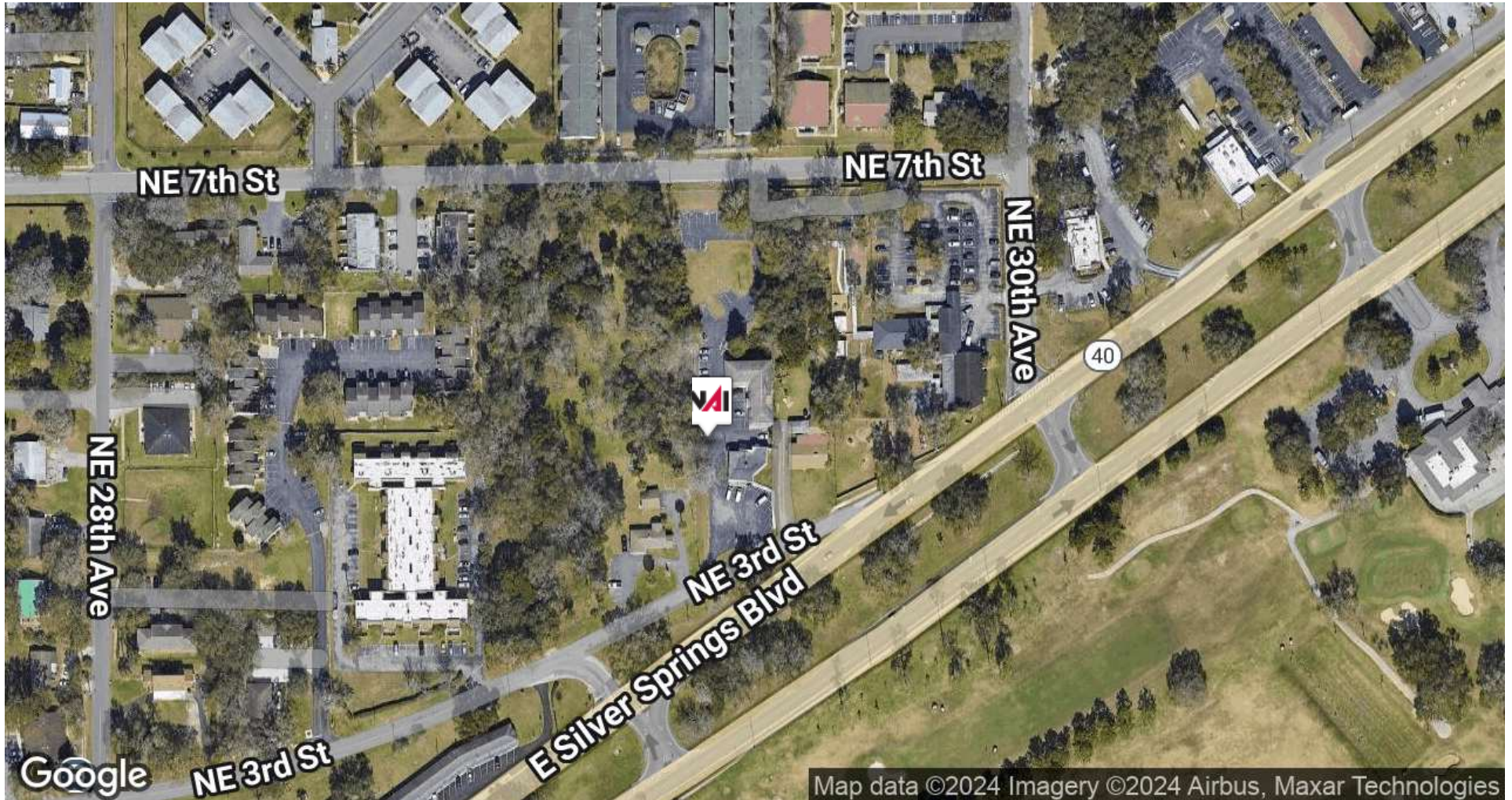
Call Randy Buss at NAI Heritage Commercial Real Estate for Industrial, Retail and Office brokerage solutions. We provide Landlord & Tenant Representation, Sale & Lease Brokerage, and Commercial Property Management throughout North Central Florida.

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- Investor Summary: NOI \$55K, \$117/sf Sale Price, Value Add.
- Strategically located in the vibrant heart of Northeast Ocala, NE 3rd Street Office offers a commercial building amidst a thriving business community. The area boasts convenient access to major transportation routes and is surrounded by an array of dining, retail, and entertainment options. With easy access to the downtown district, tenants and investors at the property can enjoy proximity to popular attractions such as the historic Ocala Downtown Square, scenic Tuscowilla Park, the lively Ocala Union Station, and Silver Springs State Park.

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Commercial Real Estate Services, Worldwide.

# NE 3rd Street Office

2941 NE 3rd Street, Ocala, FL 34470



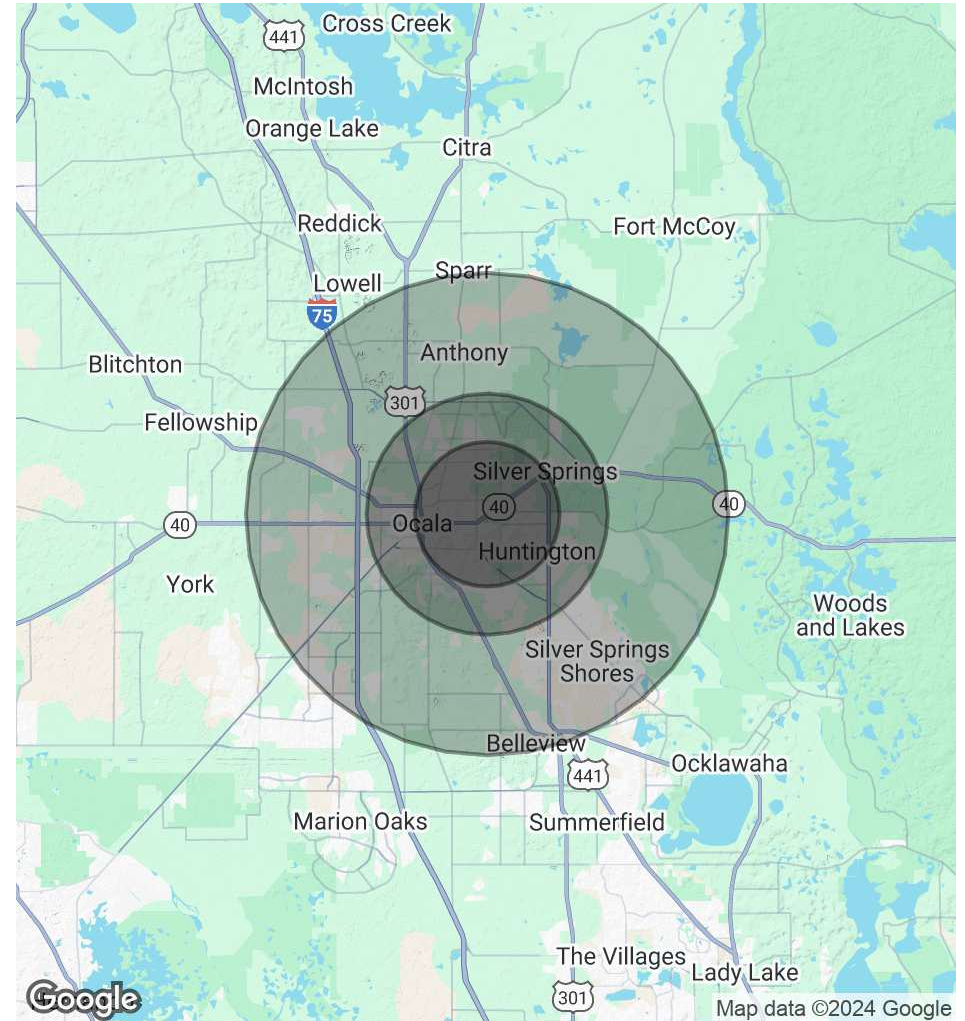
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Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	43,845	84,397	172,243
<b>Average Age</b>	42.7	40.5	40.2
<b>Average Age (Male)</b>	40.1	38.9	38.6
<b>Average Age (Female)</b>	44.7	41.7	41.7

Households & Income	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	18,154	33,625	66,711
<b># of Persons per HH</b>	2.4	2.5	2.6
<b>Average HH Income</b>	\$57,274	\$56,191	\$55,416
<b>Average House Value</b>	\$176,240	\$194,779	\$214,888

2020 American Community Survey (ACS)



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### Professional Background

#### Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

#### Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management Corp. and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management Corp.

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