

**FOR SALE**  
\$1,300,000



## Property Highlights

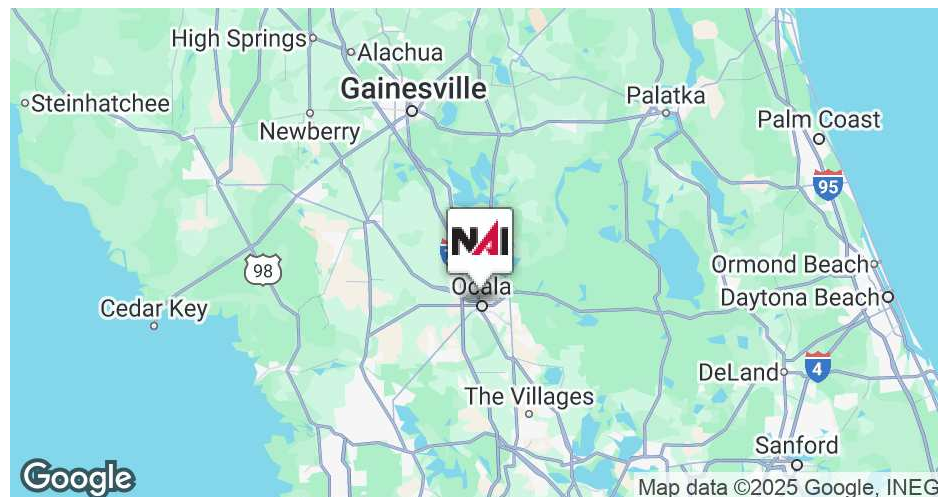
- High-quality and well-maintained special-purpose building for sale.
- 6120 SF, Zoned FBC, .56 acres near downtown. ID: 2852-009-001.
- Adaptable layout: Half is climate-controlled, remainder is ventilated and suitable for warehouse uses. Includes real estate, fixtures, furniture, and equipment from an existing cremation service (which is consolidating operations).
- 17 parking spaces with spacious access to rear porte cochere
- Pre-need portfolio is available for separate purchase.
- Versatile with range of potential uses due to its flexible design and zoning.
- 35kW backup generator. Built 2006. Also available FOR LEASE.

Demographics	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,893	40,540	87,203
<b>Total Population</b>	4,474	100,173	214,916
<b>Average HH Income</b>	\$69,467	\$88,348	\$85,747



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### Offering Summary

<b>Sale Price:</b>	\$1,300,000
<b>Building Size:</b>	6,120 SF
<b>Lot Size:</b>	0.58 Acres
<b>Price / SF:</b>	\$212.42
<b>Year Built:</b>	2006
<b>Zoning:</b>	FBC
<b>Market:</b>	Ocala
<b>Submarket:</b>	Downtown / S-Turn

### Property Overview

This high-quality and well-maintained special-purpose building is now available for sale. Spanning 6,120 square feet and zoned FBC, it occupies a 0.56-acre plot near downtown, making it an ideal location with excellent proximity to local amenities. The adaptable layout includes a mix of climate-controlled and ventilated spaces, offering flexibility for various uses including industrial. Site includes 2 parking lots with 17 existing parking spaces and spacious access to a drive through porte cochere. The sale includes real estate, fixtures, furniture, and equipment from an existing cremation service (which is consolidating operations). The seller can vacate in 45 days but if buyer prefers that the fixtures and furniture are removed before sale, seller will require 90 days to vacate. Additionally, a pre-need portfolio is available for separate purchase, adding further value to the offering. This prime property combines versatility, zoning advantages, and a central location, making it suitable for a range of opportunities.

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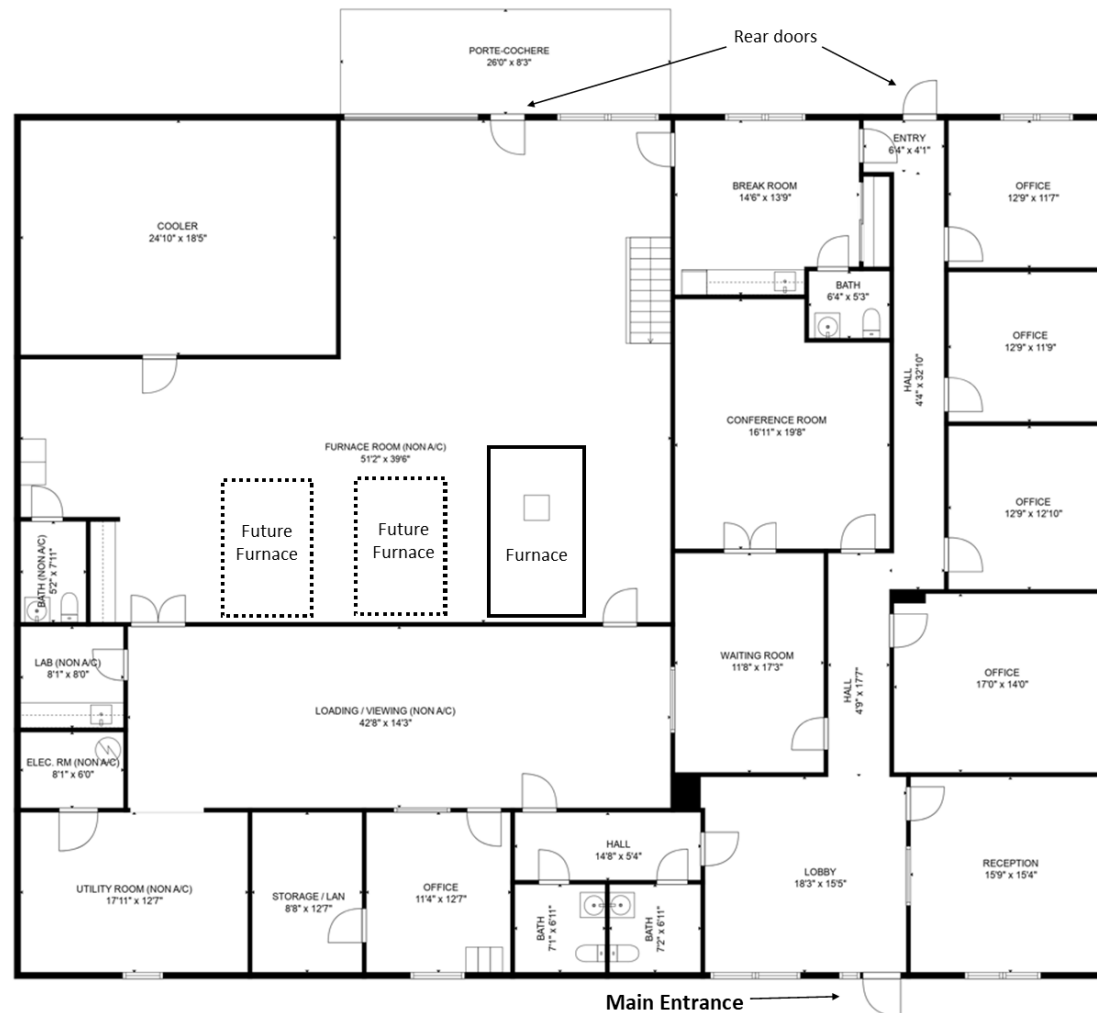
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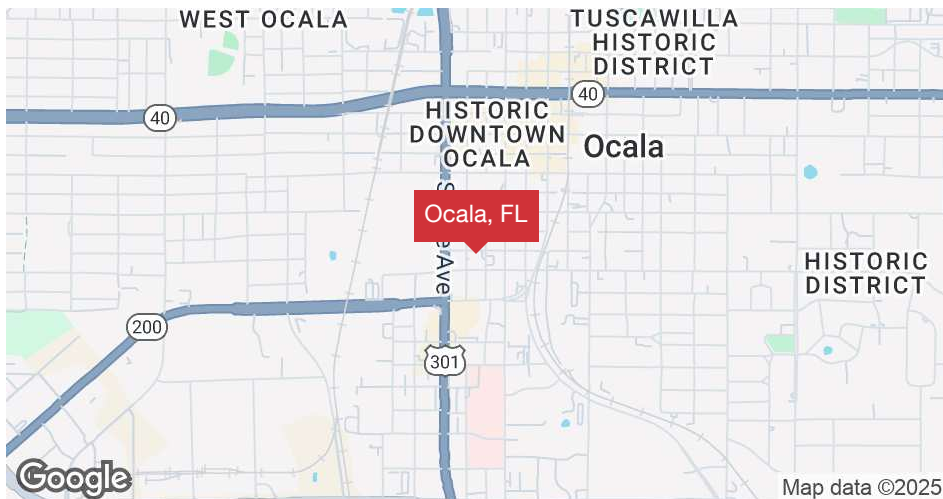


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### Location Description

From I-75 travel east toward downtown on SW College Road and continue as it turns into SW 10th Street and crosses S. Pine Ave. After crossing S. Pine Ave/Hwy 441, turn left 2 blocks later on SW 2nd Ave and travel north 2 blocks to intersection of SW 2nd Ave and SW 7th Street for which the building is on the left.

### Location Details

Market	Ocala
Sub Market	Downtown / S-Turn
County	Marion
Cross Streets	SW 7th Street

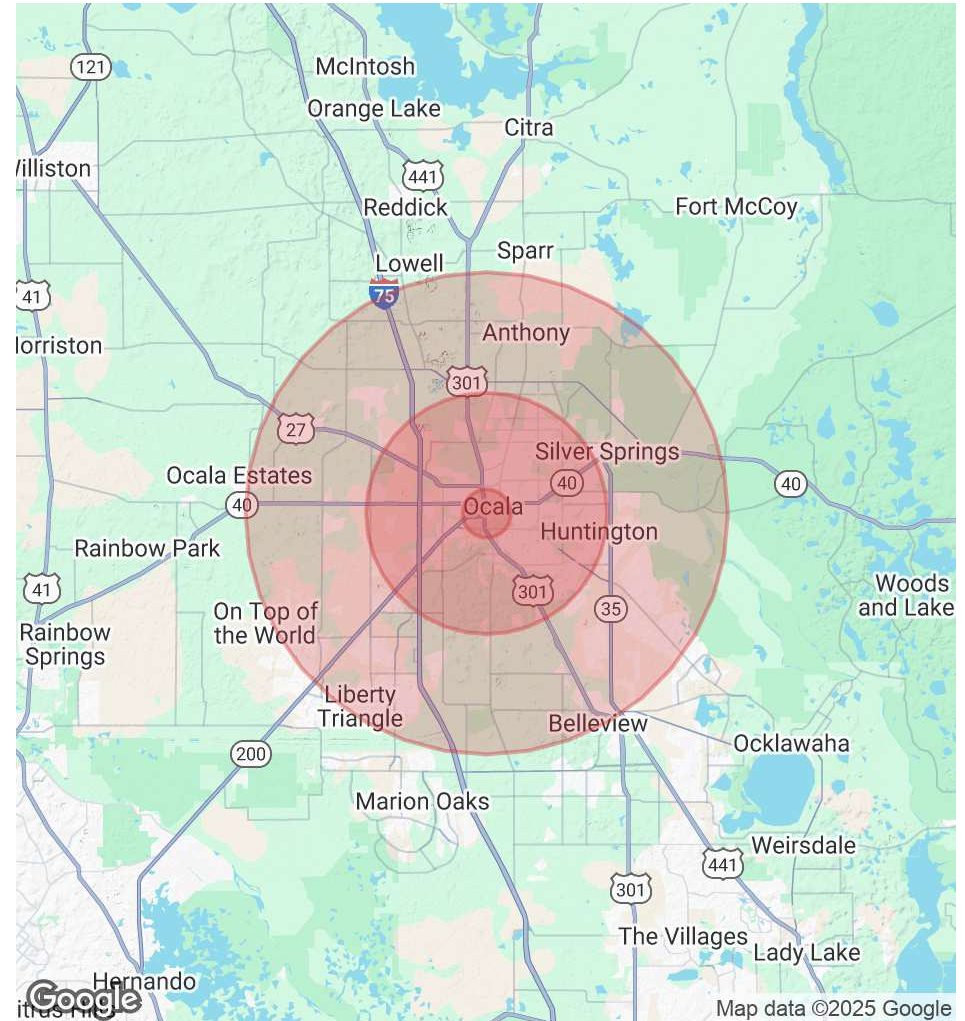
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	4,474	100,173	214,916
<b>Average Age</b>	40	43	45
<b>Average Age (Male)</b>	38	41	44
<b>Average Age (Female)</b>	42	44	46

Households & Income	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	1,893	40,540	87,203
<b># of Persons per HH</b>	2.4	2.5	2.5
<b>Average HH Income</b>	\$69,467	\$88,348	\$85,747
<b>Average House Value</b>	\$241,635	\$266,712	\$275,664

Demographics data derived from AlphaMap



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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 LLC, Construction Management, Receivership & Special Asset Disposition.

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 LLC 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 LLC. 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 LLC.

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