

# MEDICAL OFFICE BUILDING FOR SALE

OCALA, FL 34471

## 2850 SE 3rd Ct



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	5,803 SF +/-
Available SF:	5,803 SF +/-
Lot Size:	0.8 AC +/-
Number of Units:	2
Year Built:	1992
Zoning:	O-1

### PROPERTY OVERVIEW

5,803 Sf +/- of move in ready medical office is available for sale in Ocala. Located right in the heart of South Pine Medical Park, 2850 SE 3rd Ct is a standalone medical office building that has been occupied by a urology practice and includes a lab, a nurses station, 10 exam rooms with sinks, a bathroom, 2 procedure rooms with sinks, a nurses office, triage, office, rear entrance, storage, attic, and plenty of office space. The building can also be split into two suites which provides a great opportunity for an owner user to then lease out a portion of the building for additional income. The property is in great condition and is perfect for any owner user or investor.

The property is surrounded by additional medical office specialists including an internal medicine specialist, foot and ankle specialists, dentist, gastroenterologist, neurologist, dermatologists, pediatric sleep lab, kidney specialists, spine and ortho specialists, and an ASC. 2850 SE 3rd Ct is less than 2 miles from both major hospitals in Ocala (HCA Ocala and Advent Health Ocala). There is also easy access from HWY 441 (32,000 Annual Average Daily Traffic) and SW 32nd St (23,500 AADT) making it very accessible from patients coming all over North Central Florida.

### PROPERTY HIGHLIGHTS

- Move In Ready Standalone Medical Office Building For Sale
- Perfect for Owner User or Investor
- Includes 10 Exam Rooms w/ Sinks, 2 Procedure Rooms, and a Lab
- Can Be Split into Two Suites
- Less Than 2 Miles from HCA Ocala & AdventHealth Ocala

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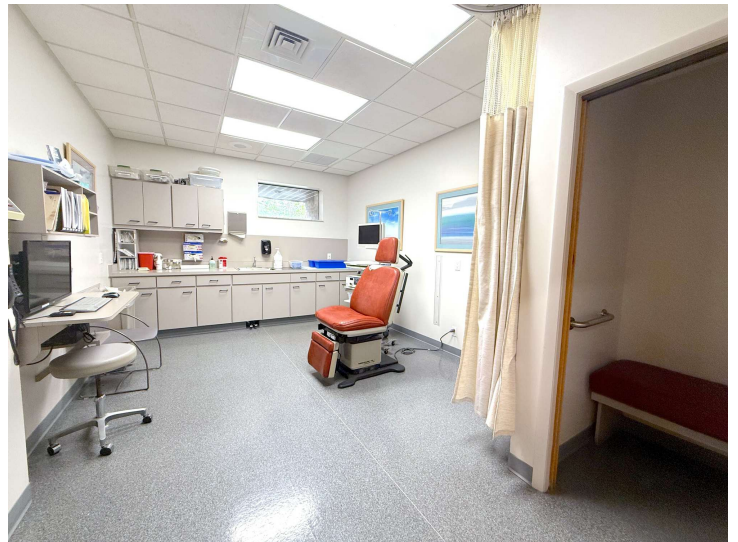
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## ADDITIONAL PHOTOS

OCALA, FL 34471

# 2850 SE 3rd Ct



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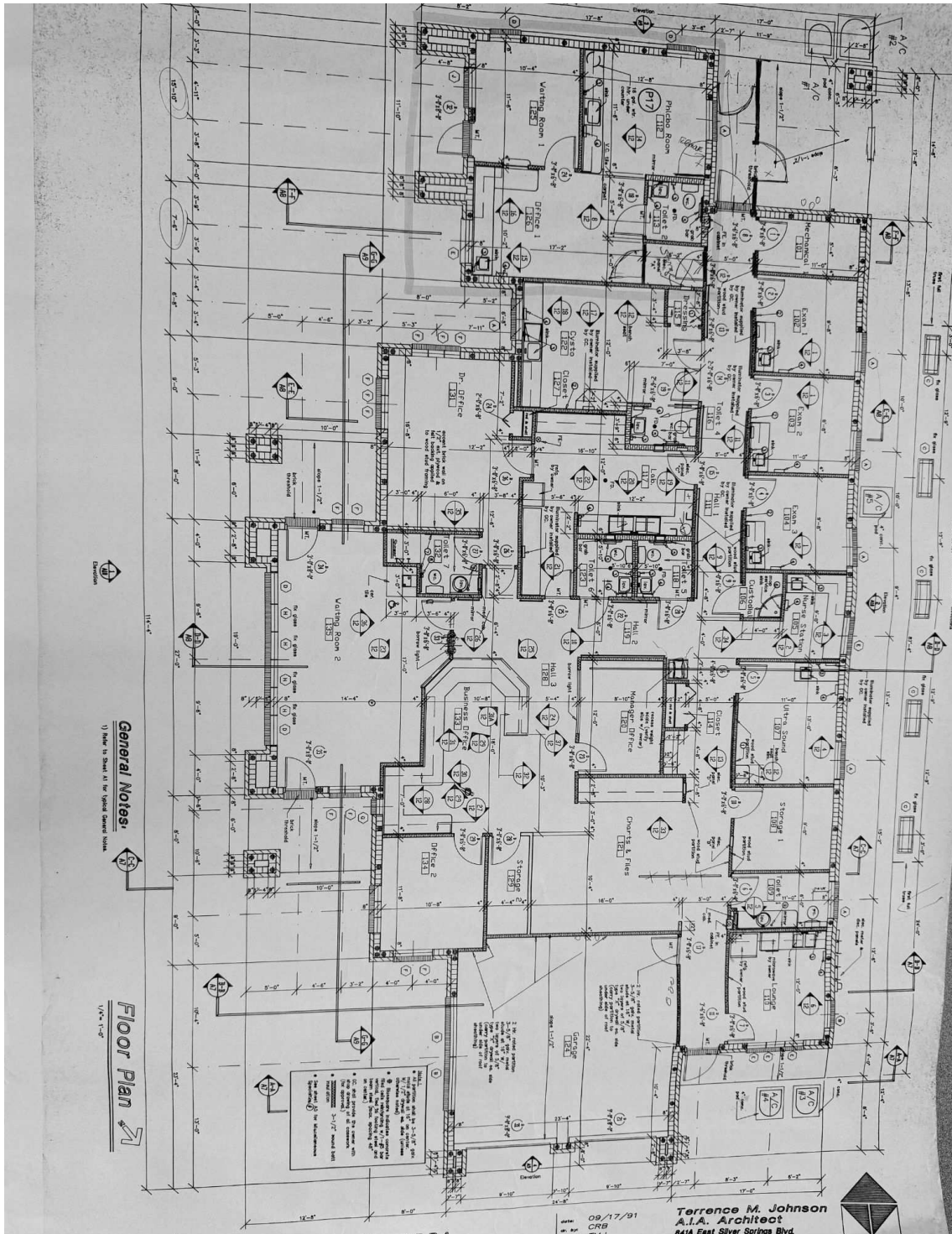
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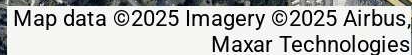
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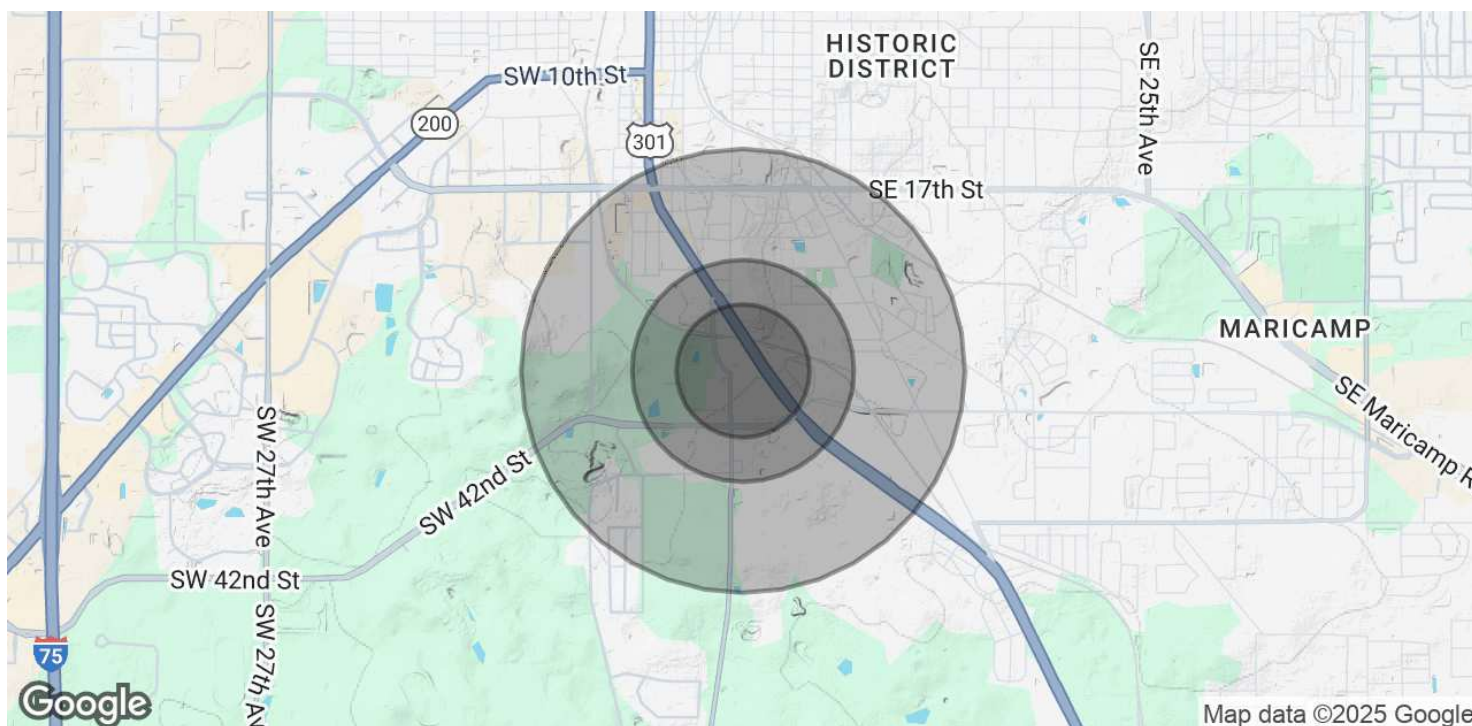
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## DEMOGRAPHICS MAP & REPORT

OCALA, FL 34471

# 2850 SE 3rd Ct



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	523	1,537	5,707
Average Age	41	42	47
Average Age (Male)	40	41	44
Average Age (Female)	42	43	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	622	2,314
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$104,411	\$101,225	\$97,614
Average House Value	\$322,083	\$309,632	\$301,218

Demographics data derived from AlphaMap

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