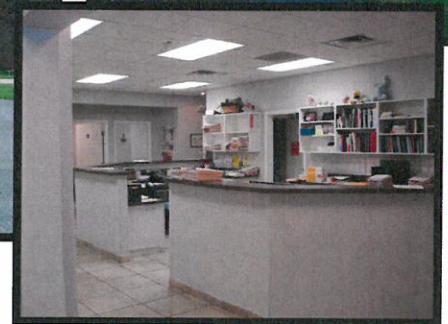
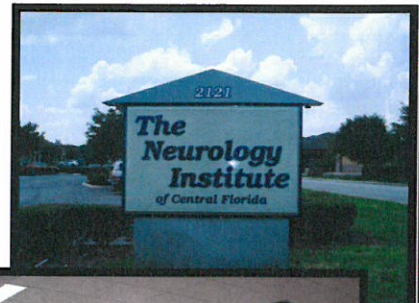


FOR SALE or LEASE



2121 SW 22nd Place

Medical Office located in Cala Hills Professional Park!

Constructed in 2003 with low maintenance in mind, standing seam metal roof, Ocala split face block construction. Designed for 2 doctors. Features 10 exam rooms and procedure room all with sinks, 18 patient waiting area, large built-in nurses work stations, 3 private offices and 2 clerical offices, conference room/library and an attached suite for therapy or additional office space. Attic/mezzanine storage area. Corner lot with 48 parking spaces. Zoned B-2.

Office Square Feet: 6,893 Total Square Feet: 7,885

Lot Size: 1.07 Acres PA#: 2355-003-005 Taxes: \$13,069

MLS#: 393992

~~\$975,000~~ \$900,000

6,000 SF office for Lease at \$14/sf/yr Gross Rent

MLS#: 396264

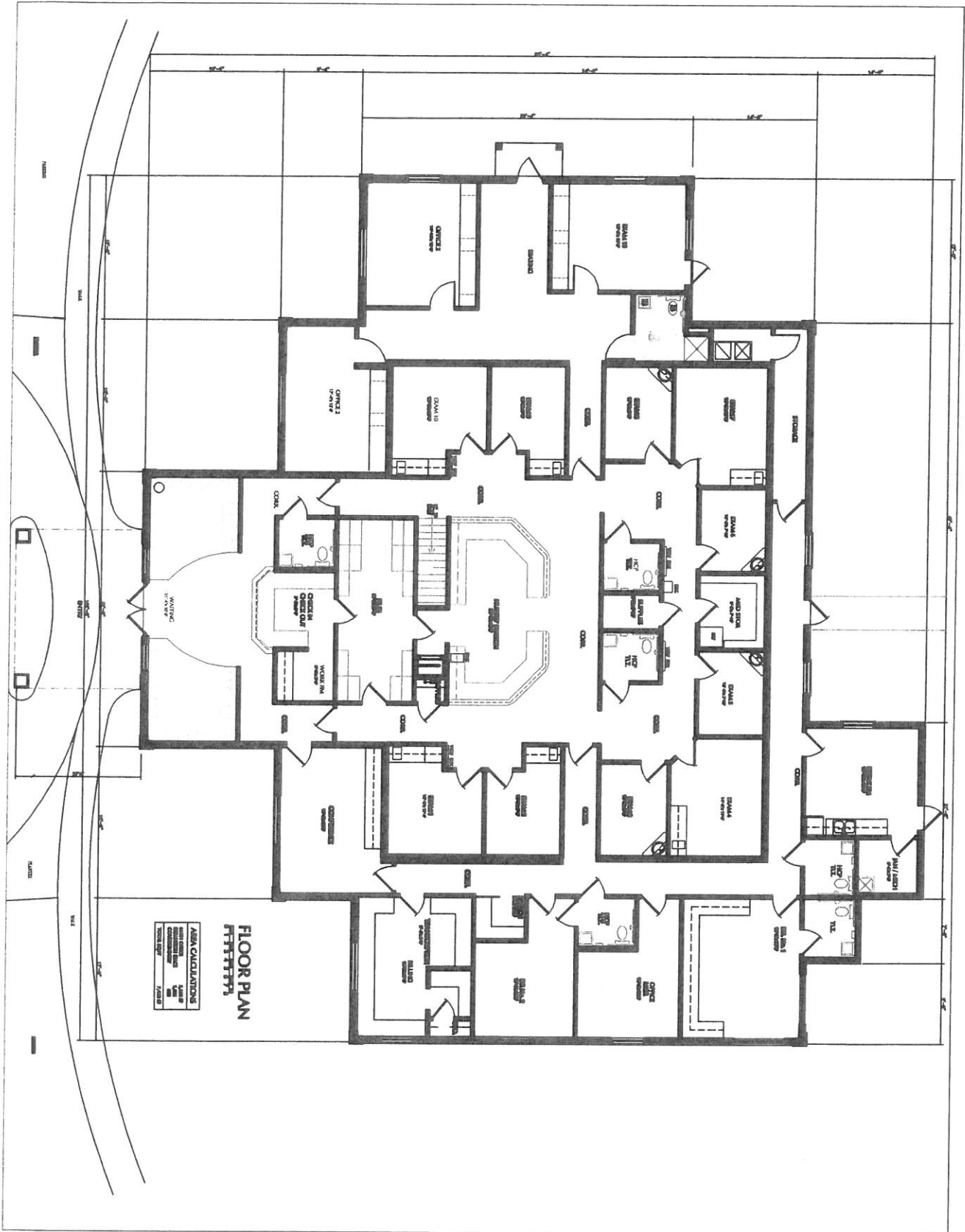
Van H. Akin, CCIM, SIOR

Foxfire Realty

615 E. Silver Springs Blvd., Ocala, FL 34470

Office: (352) 732-3344 Fax: (352) 732-8180 Cell: (352) 804-2446

Email: v.akin@att.net



FLOOR PLAN
AREA CALCULATION
 TOTAL AREA: 10,000 SQ. FT.
 GROSS AREA: 10,000 SQ. FT.
 NET AREA: 8,000 SQ. FT.
 PERCENTAGE: 80%



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

Select Language Powered by Google Translate

HOME Search Previous Parcel Next Parcel TRIM Notice TRIM Supplement Address Change Form Sales Verification Form
 GO TO [2013](#) [2012](#) [2011](#) PRC

2014

2355-003-005

Prime Key: 3091850

[MAP IT](#)

As of 1/17/2014

Property Information

CFNI INC
 2220 SW 37TH ST
 Ocala FL 34471-1378

Taxes / Assessments:

Map ID: 162
 Millage: 1001

M.S.T.U.

PC: 19
 Acres: 1.07

Situs: 2121 SW 22ND PL Ocala

Values NOT Available

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2013	N/A	N/A	N/A	\$733,492	\$733,492	\$0	\$733,492
2012	N/A	N/A	N/A	\$709,123	\$709,123	\$0	\$709,123
2011	N/A	N/A	N/A	\$709,525	\$709,525	\$0	\$709,525

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3299/0719	11/02	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$209,800

Property Description

SEC 24 TWP 15 RGE 21
 PLAT BOOK 005 PAGE 034
 CALA HILLS PROFESSIONAL PARK PHASE II
 BLK C LOT 5

Parent Parcel: 2355-000-000

Land Data - Warning: Verify Zoning

Use	Front	Depth	Zoning	C Notes	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
1950	251	179	B4		46609.00	SF		1.00	1.00	1.00		

Neighborhood 4505 - 15-21 ACREAGE

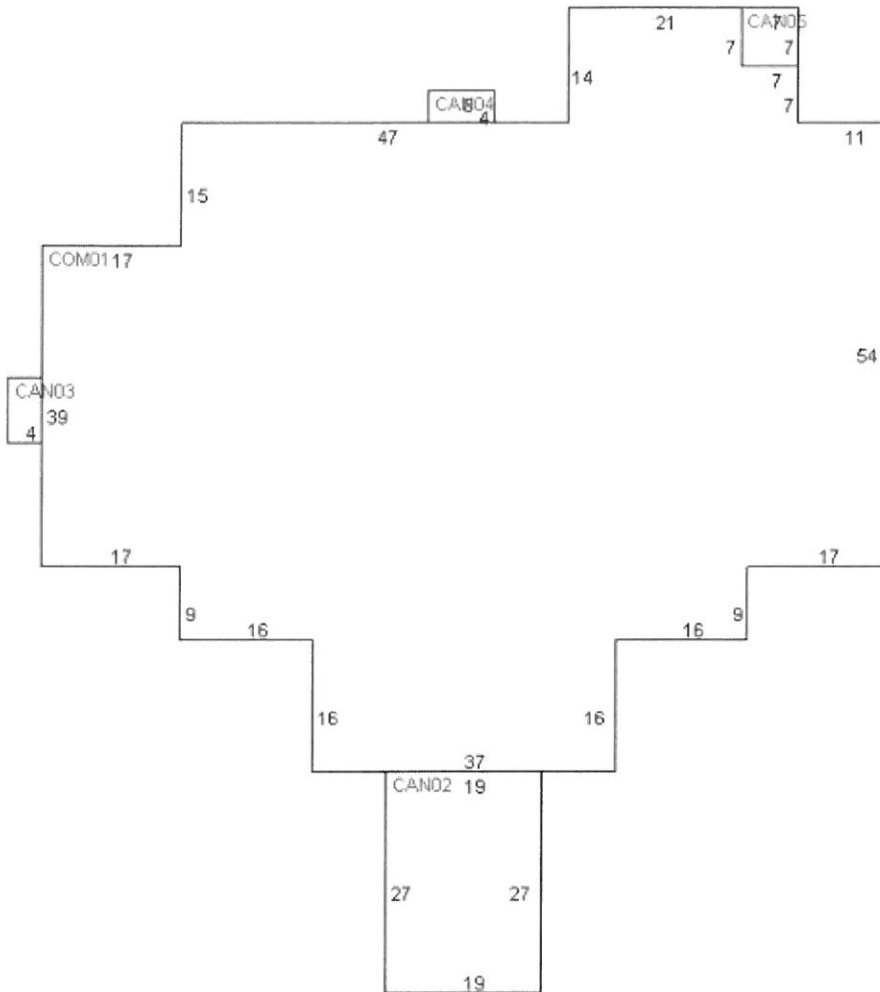
Mkt: 8 70

Traverse

Building 1 of 1

COM01=L37U16L16U9L17U39R17U15R47U14R21D7R7D7R11D54L17D9L16D16.L9
 CAN02=D27L19U27R19.L61U40
 CAN03=L4U8R4D8.U39R47
 CAN04=U4R8D4L8.U14R38
 CAN05=R7D7L7U7.
 MZS06=396.

396



Building Characteristics

Structure 4 - MASONRY NO PILAST Year Built 2003
Effective Age 1 - 00-04 YRS Obsolescence: Functional 0.00 %
Condition 1 - 1 Obsolescence: Locational 0.00 %
Quality Grade 700 - GOOD Base Perimeter 392
 Inspected on 1/11/2011 by 114

Exterior Wall: 54 OCALA BLOCK 100 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2003	0 %	6,863	M19 PROFESSIONAL SERVICE	100 %	N Y
2	11.0	1.00	2003	0 %	513	CAN CANOPY-ATTACHD	100 %	N N
3	10.0	1.00	2003	0 %	32	CAN CANOPY-ATTACHD	100 %	N N
4	10.0	1.00	2003	0 %	32	CAN CANOPY-ATTACHD	100 %	N N
5	10.0	1.00	2003	0 %	49	CAN CANOPY-ATTACHD	100 %	N N
6	8.0	1.00	2003	0 %	396	MZS MEZZANINE STOR	100 %	N Y

Section: 1

Elevator Shafts 0 Apartments 0 Kitchens 0 4FixBath 0 3FixBath 1
 Elevator Landings 0 Escalators 0 Fireplaces 0 2FixBath 6 XFixture 19

Miscellaneous Refinements

Description	Units	Rate	RCN Value
SEC SECURITY SYSTM	1		

Miscellaneous Improvements

Type		Nbr Units	Type	Life	Year In	Grade	Length	Width	Depr Value
144	PAVING ASPHALT	25593.00	SF	5	2003	3	0.0	0.0	
159	PAV CONCRETE	1501.00	SF	20	2003	3	0.0	0.0	
250	WALLS MASONRY	216.00	SF	50	2003	3	0.0	0.0	
159	PAV CONCRETE	144.00	SF	20	2003	5	0.0	0.0	

Appraiser Notes

CFNI INC (REAL PROPERTY RENTAL)

TNI INC

100- THE NEUROLOGY INSTITUTE OF CENTRAL FLORIDA

Planning and Building, County Permit Search

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
OC00602	\$427,000	4/1/2003	10/1/2003	COMM
OC00272	\$800	10/1/2003	-	KNEEWALL BETWEEN COLUMNS
OC00202	\$51,000	1/1/2005	-	INTERIOR RENOVATION

Property Images