

# SALE

## 9TH ST SERVICE STATION

20700 9 Street McIntosh, FL 32664



### OFFERING SUMMARY

Sale Price:	\$860,929
Building Size:	2,504 SF
Available SF:	
Lot Size:	0.2 Acres
Number of Units:	1
Price / SF:	\$343.82
Year Built:	1980
Zoning:	C1
Market:	Ocala
Submarket:	Outlying Marion County

### PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present the 9th St Service Station, located at 20700 9th Street, McIntosh, FL 32664. Situated on an 8,712± SF lot, the property previously operated as a BP gas station and includes 3–4 underground fuel tanks that have been cleaned and foamed by the seller, providing flexibility for future fuel-related operations or alternative redevelopment. The site also features a fully permitted auto repair shop and automobile sales/service facility, a use that can be difficult to obtain in Marion County with a Certificate of Occupancy approved on July 6, 2020 (Alexander). The seller is willing to discuss the sale of existing repair shop inventory and is open to seller financing, subject to terms.

Zoned C-1 (Commercial – Neighborhood Support), the property allows a wide range of retail and service uses, including convenience stores, banks, bakeries, beauty salons, gas stations, small gyms, laundries, restaurants, professional offices, and limited residential units for owners or employees. Positioned along US Highway 441, the site benefits from strong visibility and access, with nearby tenants ranging from neighborhood service businesses to national retailers such as Dollar General, Circle K, and Chevron.

The broader McIntosh–Micanopy corridor has experienced steady population growth, rising household incomes and stable employment across healthcare, education

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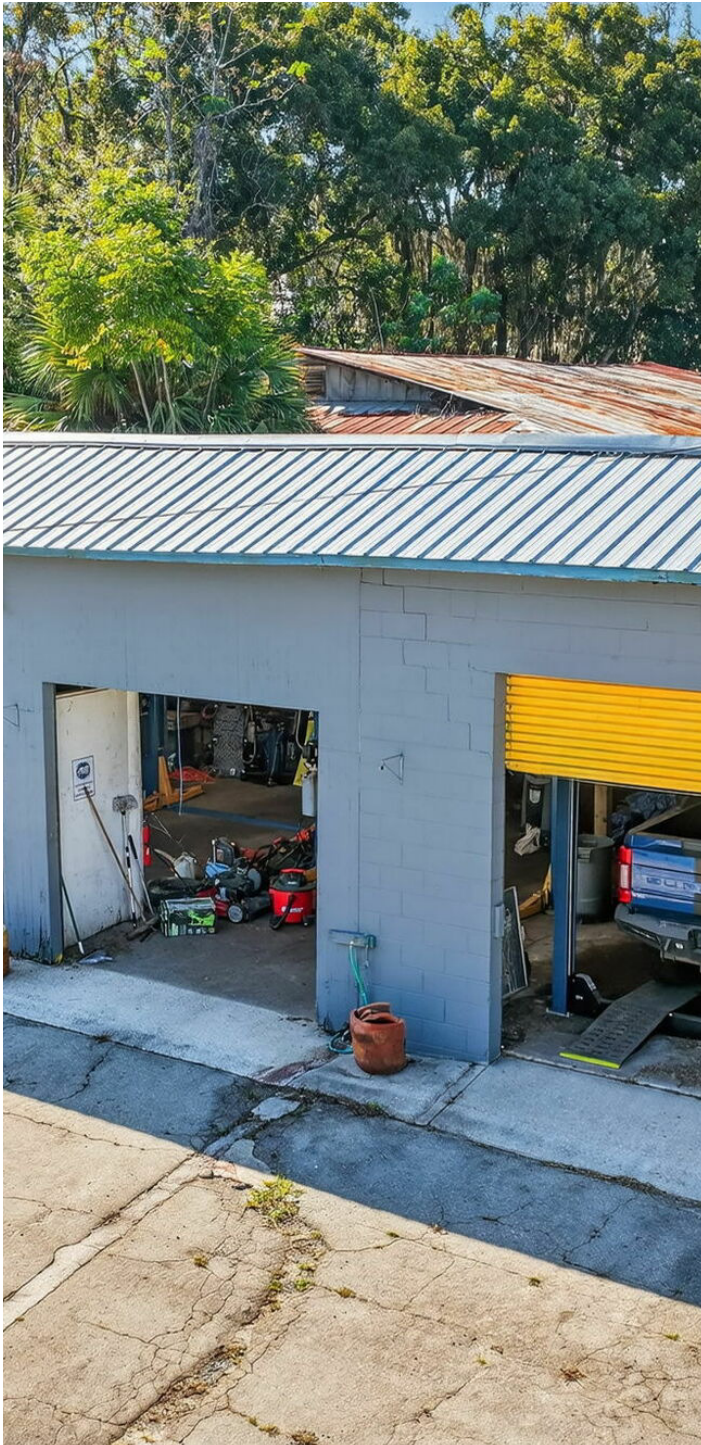


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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The broader McIntosh–Micanopy corridor has experienced steady population growth, rising household incomes, and stable employment across healthcare, education, logistics, manufacturing, and agriculture supporting a reliable consumer base for commercial and automotive users. Additionally, the area stands to benefit from Camp Margaritaville Orange Lake, scheduled to open in early 2026 in nearby Citra, Florida, further enhancing regional tourism and economic activity. This offering represents a rare opportunity to acquire a fully permitted service station with flexible redevelopment potential in a growing and dynamic trade area.

### LOCATION DESCRIPTION

Discover the vibrant commercial potential of McIntosh, FL. Nestled in the heart of the Ocala market, the area offers a perfect blend of small-town charm and growing retail opportunities. With easy access to major roadways and a strong local economy, this location is ideal for retail and street retail investors looking to capitalize on the area's increasing foot traffic and consumer

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