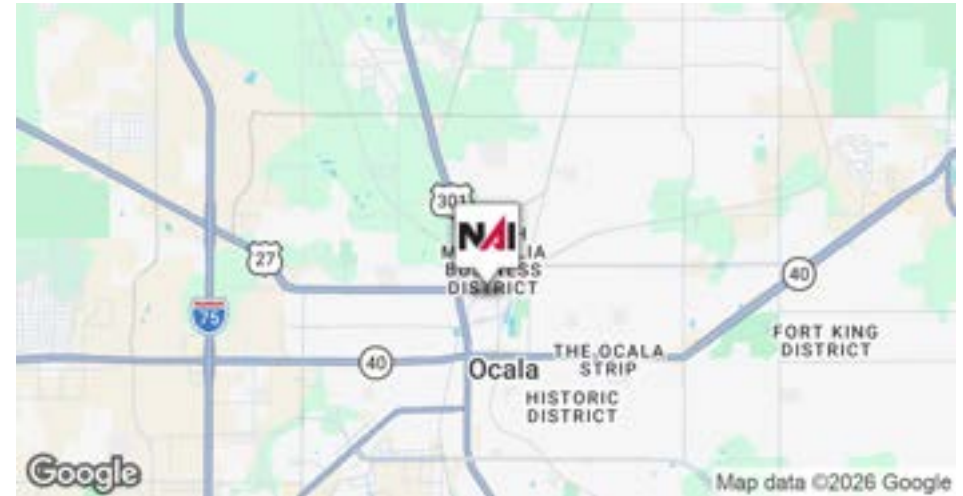


FOR SALE
\$1,995,000



Property Highlights

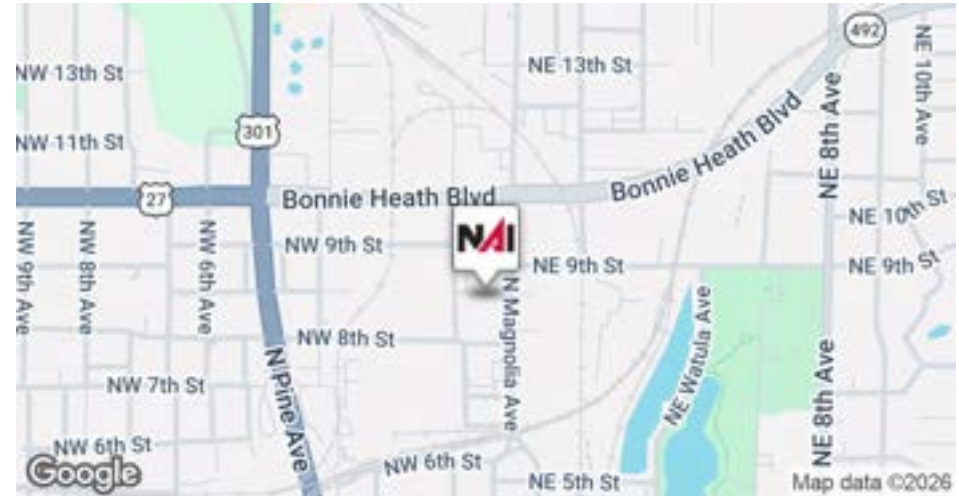
- Former Building Supply / Lumberyard available in Downtown Ocala!
- Showroom Sales, Warehouse, TSheds, office Buildings and Truss fabrication & storage
- 5.6 Acres land, mostly B5 Zoned with 1.19 Acres Institutional Zoned
- 5 Parcels: 2572-002-003, 2572-001-001, 2572-002-001, 2572-002-002, 2572-004-003
- Ample parking tailored for both patrons and deliveries
- Signage-ready exterior for prominent branding

Demographics	1 Mile	3 Miles	10 Miles
Total Households	2,170	17,504	77,304
Total Population	5,864	42,881	193,639
Average HH Income	\$50,589	\$64,829	\$83,743



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Offering Summary

Sale Price:	\$1,995,000
Building Size:	19,929 SF
Lot Size:	5.9 Acres
Price / SF:	\$100.11
Zoning:	B5 and Institutional
Market:	Ocala/Gainesville
Submarket:	Downtown Ocala

Property Overview

This retail sales complex is centered at 834 North Magnolia Avenue and has been a Building Materials / Lumberyard business since 1975. The complex contains 5 adjacent parcels mostly B5 Zoned including an 8305sf Showroom/Warehouse, 2324sf Administrative office building, multiple T-sheds for lumber storage, a 3500sf truss plant, 5800sf open shed storage, excess paved parking/circulation areas all fenced, and vacant parcels for expansion. A portion of the vacant property is Institutional Zoned. Existing equipment and some inventory is available to the buyer, or seller will remove.

Property Highlights

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Parcel ID	Acres	Zoning	Address	Description	Year Built
2572-002-003	1.59	B5	834 N. Magnolia Ave., Ocala, FL	Two buildings: A 8305sf Building Materials sales building comprised of 3,650sf Retail Showroom and 4655sf Warehouse, and a 2324 SF Administrative building comprised of 880sf Office and 1444sf repair shop. The parcel contains multiple T-sheds lean-to covered storage area for lumber storage.	1947 & 1959
2572-001-001	0.32	B5	848 N. Magnolia Ave., Ocala, FL	Vacant land on hard corner adjacent to main building materials sales building	
2572-002-001	0.39	B5	N/A	Vacant land adjacent to main building materials sales building	
2572-002-002	3.31	B5 & INST	N/A	Several buildings: 3500sf open shed Truss plant, a 5800sf open shed storage, and various other small structures. A railroad track splits the 2.41 Acre B5 improved parcel from the vacant .90 Acres INST parcel.	1970
2572-004-003	0.29	INST	N/A	Vacant land, split by railroad track. Adjacent to Evergreen Cemetery & residential	
	5.90				
B5 Zoning: Retail, Office, warehouse, distribution, and large-format commercial uses with outdoor storage/sales permitted					
INSTITUTIONAL Zoning: Educational, religious, healthcare, governmental, and community service facilities.					

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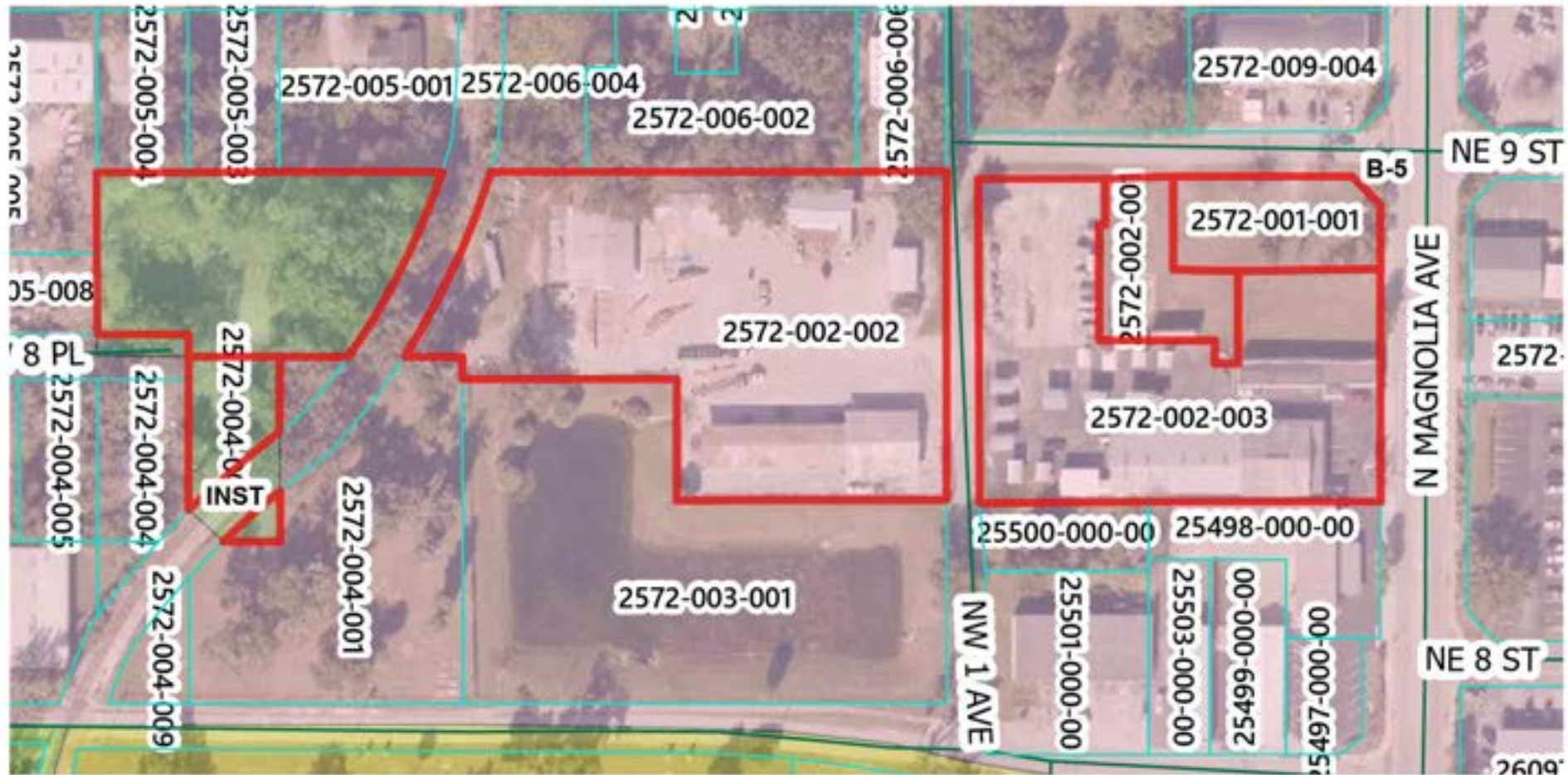
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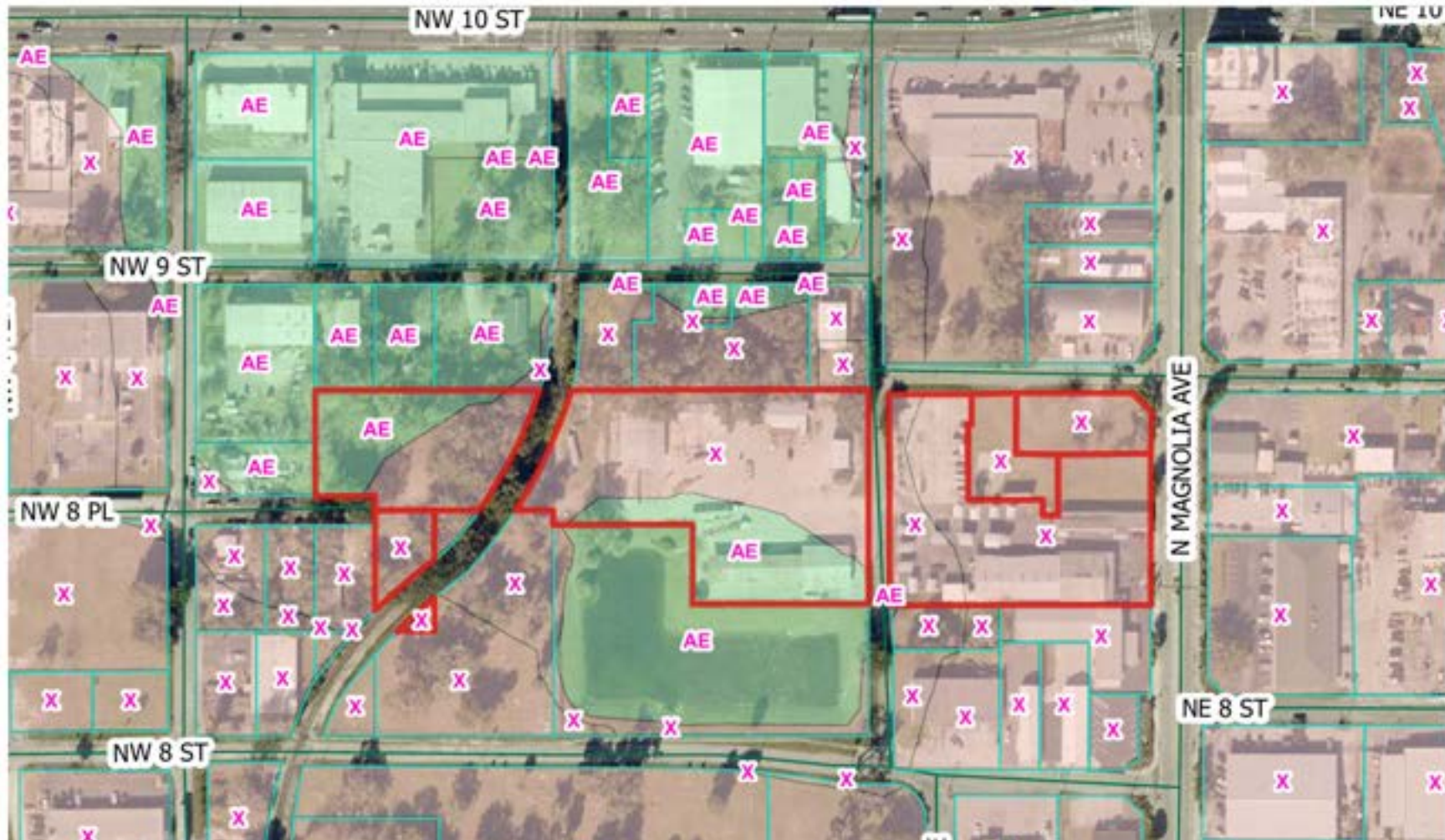
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FL #BK3105657

Professional Background

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 3000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp (now 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 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.

Education

University of South Florida - Bachelor of Science Mechanical Engineering (BSME) 1991

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