

# FOR SALE or LEASE

**\$379,000**      **\$2,800/Month NNN**



**2327 S. Pine Avenue**

**56 Seat restaurant with 37 parking spaces. Great signalized location with traffic count of over 30,000 cars per day. Possible owner financing.**

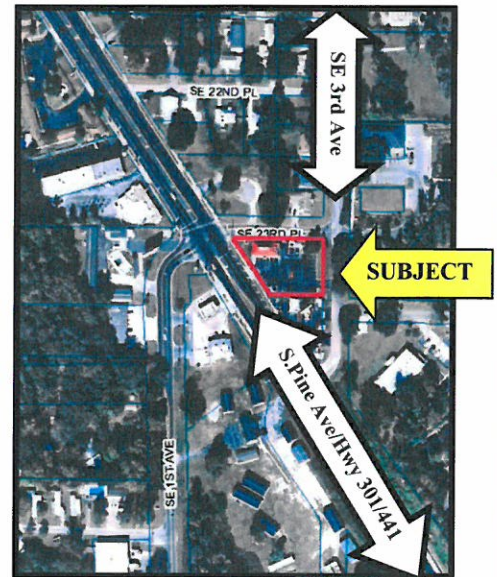
**Square Feet: 1,800      Lot Size: .72 Acres**

**Zoned: B-2      Year Built: 1974**

**PA#: 3098-003-001      Taxes: \$3,368**

**MLS#408629 / 408662**

*Information herein is deemed reliable but not guaranteed*



**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**



**PARKING CALCULATIONS:**

EXISTING SPACES:

|                       |          |                  |
|-----------------------|----------|------------------|
| STANDARD SPACES ..... | =        | 33 SPACES        |
| HANDICAP SPACES ..... | =        | 2 SPACES         |
| <b>TOTAL</b> .....    | <b>=</b> | <b>35 SPACES</b> |

PARKING PROVIDED:

|                       |          |                  |
|-----------------------|----------|------------------|
| STANDARD SPACES ..... | =        | 24 SPACES        |
| HANDICAP SPACES ..... | =        | 2 SPACES         |
| <b>TOTAL</b> .....    | <b>=</b> | <b>26 SPACES</b> |

**NOTE:**

THIS CONCEPTUAL PLAN IS SUBJECT TO CHANGE UPON RECEIPT OF SURVEY, REVIEW BY JURISDICTIONAL AGENCIES, OR FURTHER REVIEW BY ENGINEER.



DATE: 07-09-14

**PRELIMINARY CONCEPTUAL PLAN #1**

**S. PINE AVENUE PIZZA HUT**  
 CITY OF OCALA, FLORIDA

**DAVIS DINKINS ENGINEERING, P.A.**

CERTIFICATE OF AUTHORIZATION #28150  
 2201 S.E. 30th AVE. SUITE 302-1  
 OCALA, FLORIDA 34471  
 P: (352) 854-5961 F: (352) 854-5991

# Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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2014

**3098-003-001**

Prime Key: 713597

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As of 2/10/2014

Property Information

PIZZA REALTY  
 C/O PHI TAX UNIT #622061  
 PO BOX 35370  
 LOUISVILLE KY 40232-5370

Taxes / Assessments: **\$3,368**  
 Map ID: 179  
 Millage: 1001

M.S.T.U.  
 PC: 22  
 Acres: 0.72

Situs: 2327 S PINE AVE OCALA

Values NOT Available

History of Assessed Values

| Year | Land Just | Building  | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2013 | \$62,700  | \$114,513 | \$11,834   | \$189,047 | \$189,047    | \$0        | \$189,047   |
| 2012 | \$62,700  | \$117,206 | \$11,907   | \$191,813 | \$191,813    | \$0        | \$191,813   |
| 2011 | \$94,050  | \$118,553 | \$11,955   | \$224,558 | \$224,558    | \$0        | \$224,558   |

Property Transfer History

| Book/Page | Date  | Instrument  | Code | Q/U | V/I | Price     |
|-----------|-------|-------------|------|-----|-----|-----------|
| 1231/0219 | 06/84 | 07 WARRANTY | 0    | U   | V   | \$100     |
| 0613/0455 | 01/74 | 02 DEED NC  | 0    | U   | I   | \$118,800 |

Property Description

SEC 19 TWP 15 RGE 22  
 PLAT BOOK C PAGE 080  
 RIGGS SUB  
 LOTS 1 AND 2 AND THAT PORTION OF LOTS 3 AND 5 LYING  
 EAST OF HWY 441 BLK C

Land Data - Warning: Verify Zoning

| Use  | Front | Depth | Zoning | C Notes | Units    | Type | Rate | Loc  | Shp  | Phy  | Class Value | Just Value |
|------|-------|-------|--------|---------|----------|------|------|------|------|------|-------------|------------|
| 2200 | 165   | 190   | B2     |         | 31350.00 | SF   |      | 1.00 | 1.00 | 1.00 |             |            |

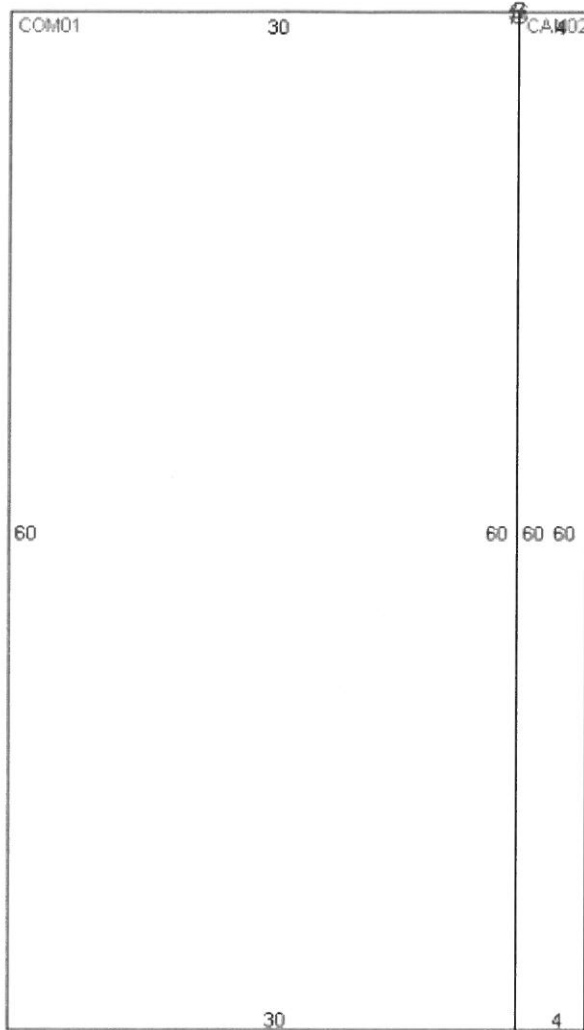
Neighborhood 5064 - 441-SE 23RD PL S TO BELVIEW RD

Mkt: 8 70

[Traverse](#)

[Building 1 of 1](#)

COM01=L30D60R30U60.  
 CAN02=R4D60L4U60.



Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL Year Built 1974  
**Effective Age** 2 - 05-09 YRS Obsolescence: Functional 0.00 %  
**Condition** 1 - 1 Obsolescence: Locational 0.00 %  
**Quality Grade** 700 - GOOD Base Perimeter 180  
 Inspected on 12/13/2011 by 187

Exterior Wall: 38 WD SIDING-SHTG 63 %  
 62 FACE BRICK-WD 37 %

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish          | Sprinkler | A/C |
|---------|-------------|---------|------------|------------|-----------------|--------------------------|-----------|-----|
| 1       | 8.0         | 1.00    | 1974       | 0 %        | 1,800           | F22 FAST FOOD RESTAURANT | 100 %     | N Y |
| 2       | 8.0         | 1.00    | 1974       | 0 %        | 240             | CAN CANOPY-ATTACHD       | 100 %     | N N |

Section: 1

Elevator Shafts 0      Apartments 0      Kitchens 0      4FixBath 0      3FixBath 1  
 Elevator Landings 0      Escalators 0      Fireplaces 0      2FixBath 1      XFixture 5

Miscellaneous Refinements

| Description        | Units | Rate | RCN Value |
|--------------------|-------|------|-----------|
| COL BLT IN COOLER  | 48    |      |           |
| COL BLT IN COOLER  | 56    |      |           |
| FRZ BLT IN FREEZER | 21    |      |           |

SEC SECURITY SYSTM

1

Miscellaneous Improvements

| Type |                | Nbr      | Units | Type | Life | Year In | Grade | Length | Width | Depr Value |
|------|----------------|----------|-------|------|------|---------|-------|--------|-------|------------|
| 144  | PAVING ASPHALT | 17307.00 |       | SF   | 5    | 1977    | 3     | 0.0    | 0.0   |            |
| 159  | PAV CONCRETE   | 120.00   |       | SF   | 20   | 1977    | 5     | 12.0   | 10.0  |            |
| 250  | WALLS MASONRY  | 256.00   |       | SF   | 50   | 1977    | 3     | 0.0    | 0.0   |            |
| UDU  | UTILITY-UNFINS | 192.00   |       | SF   | 40   | 1999    | 2     | 12.0   | 16.0  |            |
| 159  | PAV CONCRETE   | 222.00   |       | SF   | 20   | 1977    | 3     | 0.0    | 0.0   |            |

Appraiser Notes

PIZZA HUT WING STREET

Planning and Building, County Permit Search\*\* Permit Search \*\*

| Permit Number | Amount   | Issued Date | Complete Date | Description           |
|---------------|----------|-------------|---------------|-----------------------|
| OC16457       | \$3,000  | 9/1/1983    | -             | BLDG 01 = ADD COOLER  |
| OC00406       | \$35,682 | 3/1/1994    | -             | CMRA REFACE REDO INT. |
| OC00655       | \$1,908  | 4/1/1997    | -             | CMRA                  |
| OC00775       | \$3,000  | 5/1/1999    | -             | ADD SHED              |
| OC01060       | \$23,600 | 7/1/2008    | -             | RENO. FOR WINGSTREET  |
| OC01402       | \$1,200  | 9/1/2008    | -             | FIRE SUPPRESSION      |
| BLD11-1410    | \$20,000 | 11/14/2011  | -             | INTERIOR RENO         |