



451 SW 57TH AVE OCALA, FL 34474

56,781 SF AVAILABLE NOW
FOR SALE OR LEASE

Prime location

M-1 Zoning

4.73 Acres

Large format commercial building



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OFFERED FOR SALE:
\$7,500,000

**ALSO AVAILABLE
 FOR LEASE:**

- \$8.75/SF NNN
- 3% Annual escalators

NNN Rates (Estimated):

ESTIMATED 2026 CAM <Updated 02/10/2026>	Annual	Monthly
Fire Suppression Dues	\$ 10,000.00	\$ 833.33
Grounds Maintenance	\$ 4,800.00	\$ 400.00
Real Estate Taxes	\$ 59,344.07	\$ 4,945.34
Insurance	\$ 37,303.80	\$ 3,108.65
Property Totals	\$ 111,447.87	\$ 9,287.32
Mgmt Fees @5% (@\$8.75/sf)	\$496,833.75	\$ 2,070.14
Total CAM	\$ 136,289.56	\$ 11,357.46
	Price per SF @ 56,781:	\$2.40



PROPERTY PHOTOS



PROPERTY PHOTOS



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