



Notes – 1031 NE 16th St Ocala, FL 34470

- Property is currently zoned M1 (in city limits of Ocala) which is defined as light manufacturing. It currently houses a retail component, the gun range, and a large classroom so there are already varied uses on site
- 15,000 SF 1.32 Acres with 3 phase power. Heavy power available at this site to accommodate the machine shop and gun range
- Building was renovated in 2011 and gun range was built at this same time
- Machine shop is active, operating, and currently has future orders on the books for approx. 200k through year end of 2023. Several large clients that could be retained and serviced to add back revenue with ample opportunities to expand the machine shop business,
- Building has extensive insulation in walls and ceilings throughout the premises
- Gun Range is active and operating and generates additional substantial revenue to site. Extensive HVAC within the range as it requires advanced cooling systems. It's essentially a "concrete box" so if you didn't operate the range it would have some exceptional conversion uses if you needed contained space under HVAC.