

GUS GALLOWAY REALTY, INC.

21021 US Highway 441, McIntosh, FL 32664



For Sale – \$599,999 **Commercial Investment Opportunity**

Excellent investment opportunity featuring a 2,870 SF industrial office/warehouse building with high-visibility frontage on US Hwy 441. The property includes a .9-acre laydown yard and is situated on two parcels totaling 1.43 acres, zoned Commercial C-1.

The building features a mix of office, showroom, and warehouse space, including a large open workspace, multiple rooms, two restrooms, and a dedicated office.

This asset is tenant-occupied through 2032 under a 10-year lease, rolling into Year 3 in July 2025. Annual base rent begins at \$57,458.34, offering a 9.58% cap rate, with 3% annual escalators in place for steady income growth. A solid, income-producing property with stable tenancy, flexible zoning, and prime highway exposure—ideal for investors seeking dependable returns.

Serving Ocala for Over 40 years!

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