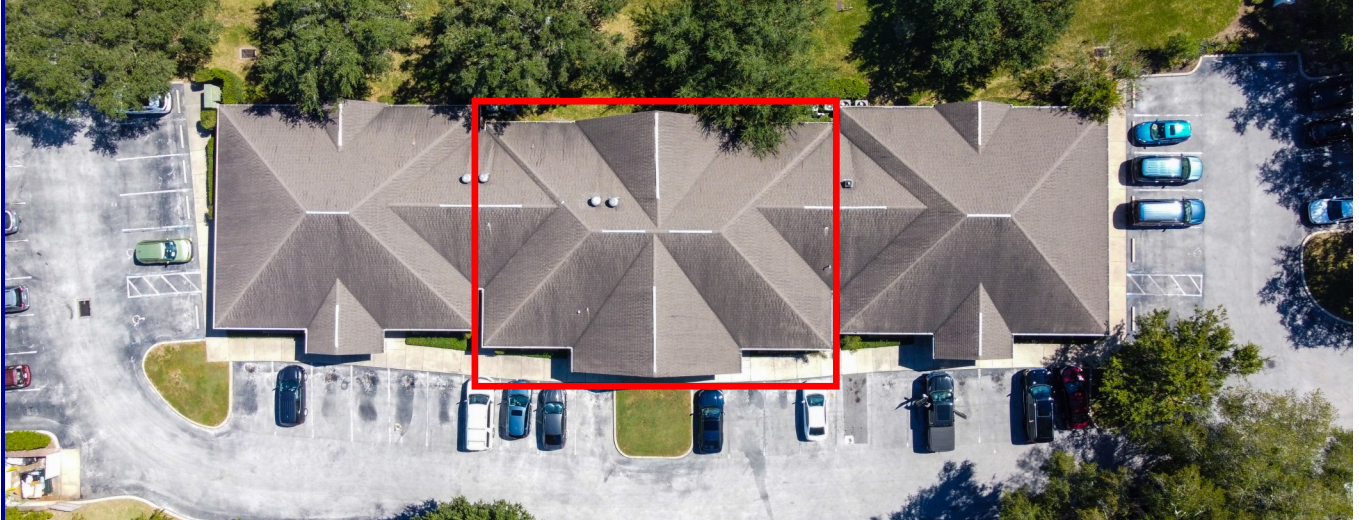


GUS GALLOWAY REALTY, INC.

3235 SW 34th St., #102 Ocala, FL 34472



For Sale: \$1,100,000.00

Exceptional opportunity to acquire a 4,161 ± SF professional office with an additional 539 ± SF Mezzanine in a well-located and highly accessible area of Ocala. This thoughtfully designed space is ideal for medical, professional, or administrative users seeking a functional layout with a strong mix of private and collaborative areas. The office features a welcoming lobby and reception area, five procedure rooms, two private offices, and three larger open work areas that can accommodate bullpen-style operations, training, or specialty use. A large conference room provides ample space for meetings and presentations. Additional amenities include IT room, a break room, and two ADA-compliant restrooms. The layout offers excellent flexibility for a variety of uses including professional office, wellness, therapy, or corporate office users. With its efficient design and multiple room configurations, the space can easily be adapted to suit an owner-user or investor's needs. Strategically located on SW 34th Street, the property benefits from convenient access to major Ocala corridors, nearby retail, medical, and residential areas, making it an ideal location for both employees and clients.

Serving Ocala for Over 40 years!

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