

# 13,000+ SF MIXED-USE ON NORTH MAGNOLIA

1412 N MAGNOLIA AVE, OCALA, FL 34474

EXECUTIVE SUMMARY

RETAIL PROPERTY FOR SALE



## OFFERING SUMMARY

Sale Price:	\$1,620,000
Lot Size:	0.7 Acres
Building Size:	13,732 SF
Renovated:	1987
Zoning:	B5
Traffic Count Street:	3,200 AADT
Price / SF:	\$117.97

## PROPERTY OVERVIEW

Since 1941 the Magnolia Bakery has been the iconic Italian home to the best bread, pastries and personalized Italian meals in the area. Located near Downtown Ocala, in the newest revitalization area known as Midtown and the North Magnolia district, the Magnolia Bakery is an ideal location for a restaurant & bar or a special events and wedding venue. This B5 zoned, 19,000+ SF multi-use and multi-level facility has an air-conditioned bakery and seating area downstairs with kitchen and walk in coolers. The 20ft ceilings and ample light make it a great entertainment space. Attached to the bakery is an expansive warehouse with 3 large office spaces on the second floor with new bathroom. While the public records show a build date of 1941, a fire destroyed the building in 1986. The majority of the building was rebuilt with solid tilt wall construction in 1987. The facility was reroofed in August 2021, all except the small donut shop. New electrical was put in within the last three years. It is also equipped with a new security system with lights and cameras on the entire building with viewing monitor in kitchen. The donut shop can run as a separate second businesses with its own entrance and bathroom. Kitchen and bakery equipment are negotiable with the sale, price is for real estate, not the business. The Ocala Main Street District is made up of Downtown Ocala, Midtown area, and the North Magnolia district, also known as the Community Redevelopment area (CRA). The CRA was established to conserve, rehabilitate, and redevelop the Downtown area.

## PROPERTY HIGHLIGHTS

- Enormous space
- High Ceilings
- Retail and Offices

FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com  
**Joe Krim** | Boyd Real Estate, LLC. - Broker | 352.895.9040 | jkrim@boydrealestategroup.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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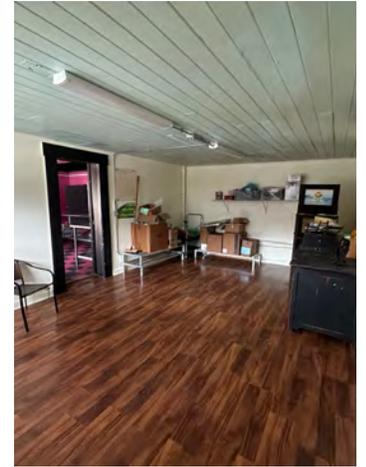
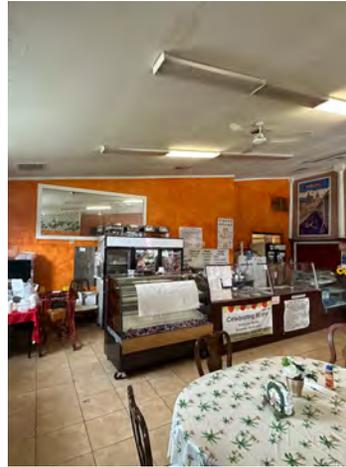


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ADDITIONAL PHOTOS

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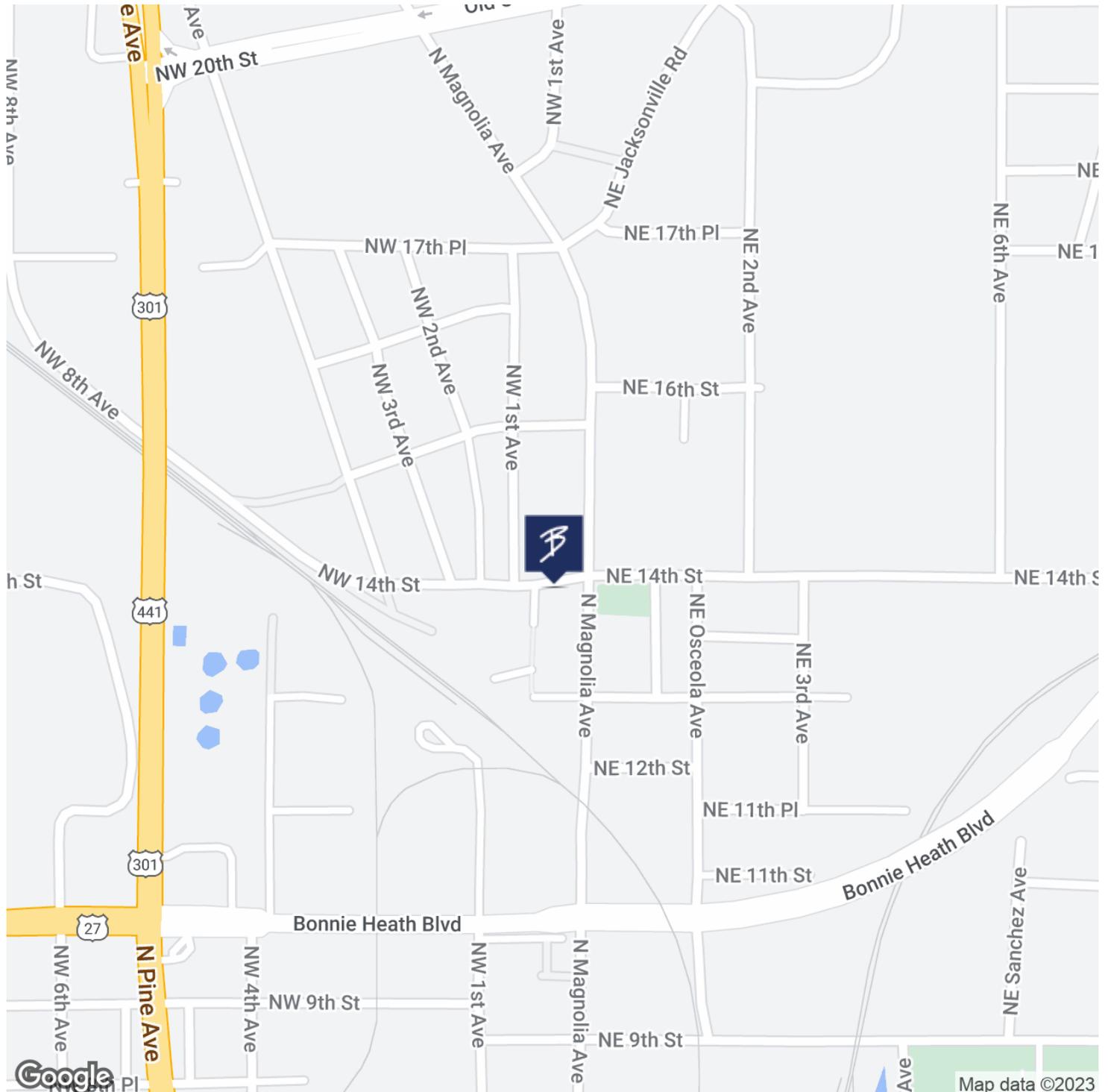


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LOCATION MAP

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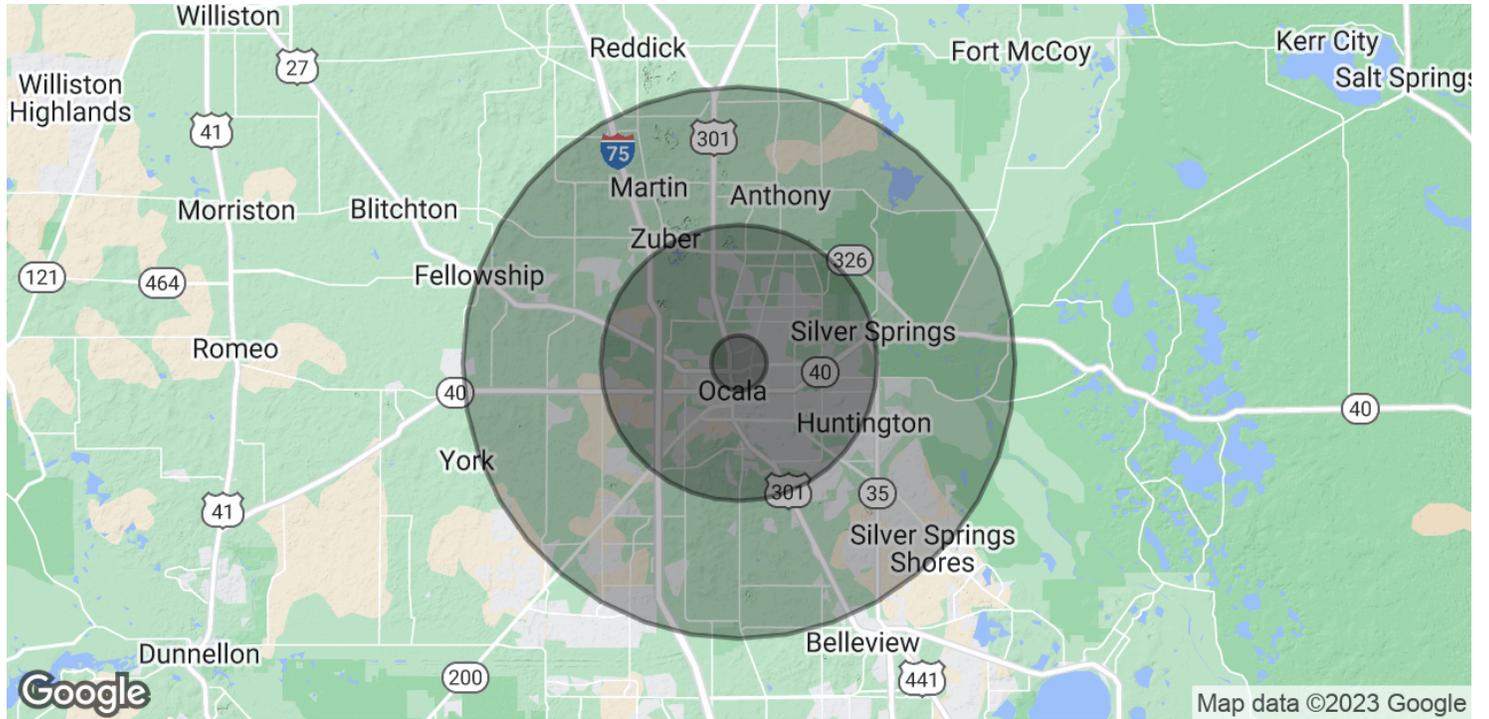


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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,064	84,165	173,860
Average Age	36.4	41.0	42.6
Average Age (Male)	35.7	38.2	40.2
Average Age (Female)	35.5	42.5	44.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,963	38,263	76,007
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$34,862	\$58,457	\$61,958
Average House Value	\$102,840	\$138,217	\$168,149

\* Demographic data derived from 2020 ACS - US Census

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