

SALE

Vacant Industrial/Office

2265 NORTH MAGNOLIA AVENUE

Ocala, FL 34475

PRESENTED BY:

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MATTHEW GARFF

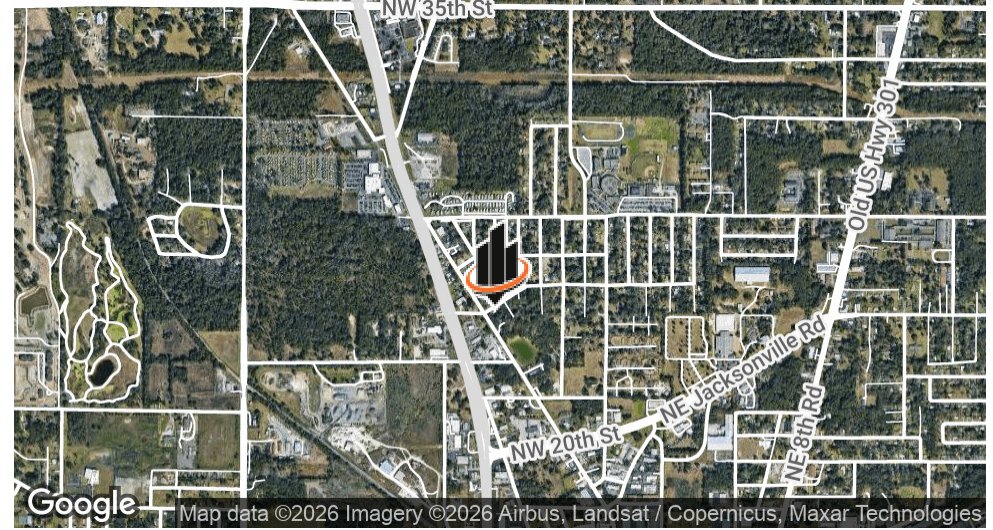
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$295,000
LOT SIZE:	0.75 Acres
BUILDING SIZE:	2,464 SF
ZONING	B-4/B-1
APN:	25138-000-00
YEAR BUILT	1988

PROPERTY DESCRIPTION

Turnkey property featuring a 1,536 SF masonry-constructed building with a second-story 928 SF 2-bedroom/1-bathroom apartment, situated on 0.75 acres in North Ocala's industrial corridor. Originally constructed in 1988, the building includes a large open shop floor, workshop/service area with workbenches and utility sink, front retail/reception area with service counter, and a covered drive-in garage bay. The apartment above offers a full kitchen, walk-in shower, and hardwood-style flooring, providing an owner-operator housing option or supplemental rental income. The fenced perimeter provides security for equipment and vehicles, while the paved parking area and open yard space offer strong potential for a laydown yard, a practical advantage for contractors, distributors, or service-based businesses in the surrounding industrial market. There is also an established water channel that directs stormwater towards the DRA at the back of the property.

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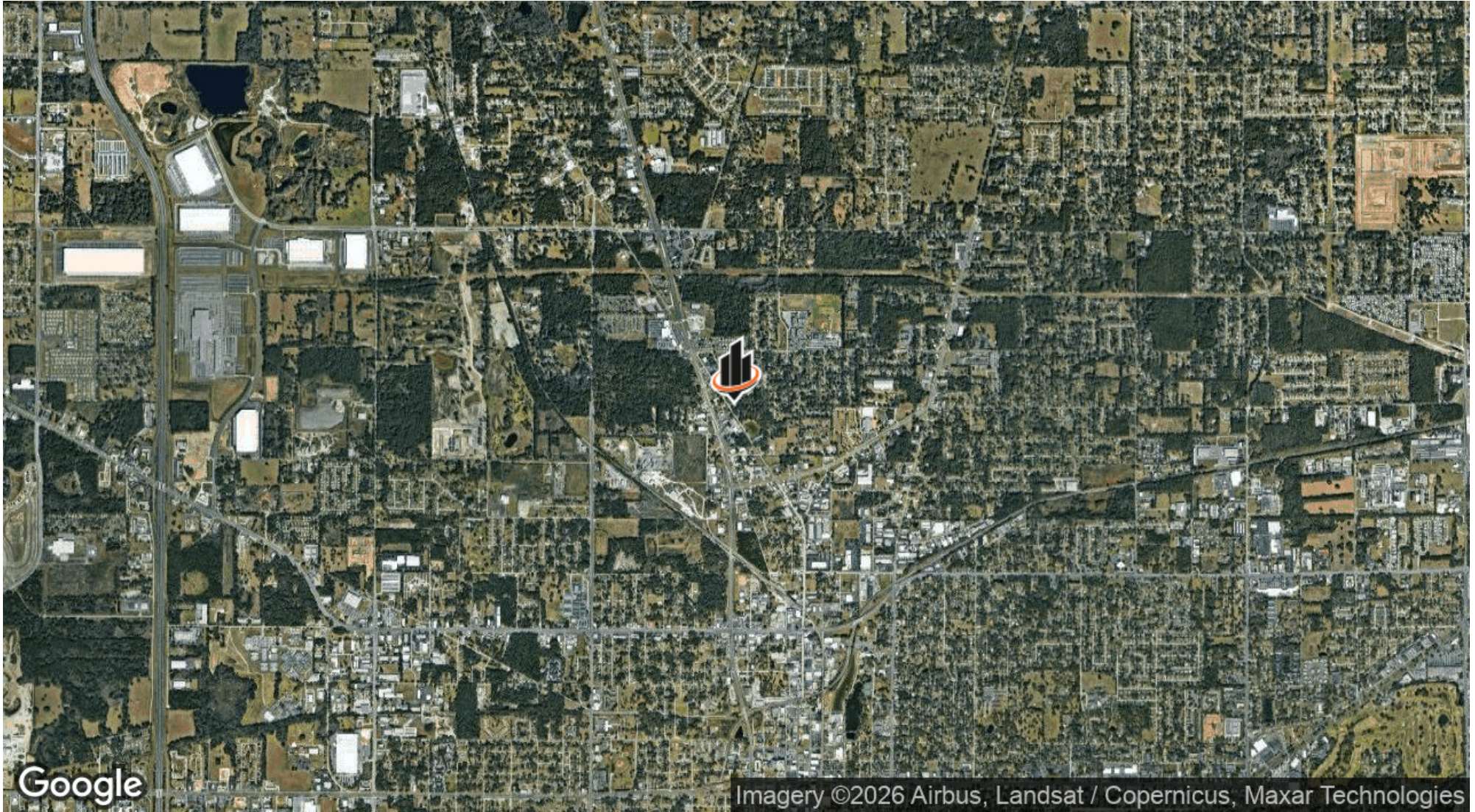


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LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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MEET THE TEAM



BARTOW MCDONALD IV

Managing Director

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Cell: **352.274.3800**

PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in collegae leadership with Youna Life and interned with the Southwestern Company and Merrill Lynch.

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STILES MCDONALD

Associate Advisor

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PROFESSIONAL BACKGROUND

Stiles McDonald is an associate advisor at SVN | McDonald & Company. Stiles is a fifth-generation Floridian who grew up on the shores of Lake Weir just outside of Ocala, FL. Growing up roaming a fourth-generation family ranch inspired a love of land both agricultural and commercial. He uses this passion every day to help create value for clients by representing their properties and using his skillsets in commercial real estate to provide expertise in the Central Florida market.

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PROFESSIONAL BACKGROUND

Matthew Garff is an Associate Advisor at SVN | McDonald & Company in Ocala, FL.

Growing up in Tampa, Florida, Matthew is from a heritage of farming and ranching, going back five generations. Today, he enjoys helping advise clients in the ever changing commercial real estate market of North Central Florida.

Matthew holds a Bachelor of Science in Economics from Brigham Young University.

In his free time, he enjoys being on the water, especially on one of the many crystal clean springs that make central Florida such a great place to live and work.

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