

GUS GALLOWAY REALTY, INC.

1301 SW 37th Ave.
Ocala, FL 34474



SALE: \$1,520,000

Incredibly flexible 11,365 SF warehouse with M-2 zoning. Located along frontage road with easy access to the Interstate 75, Ocala International Airport, SR 40, US 27, US 441/301 and SR 200 amenities.

Priced at a 7% rate of return. The building is fully occupied with 7 tenants and a NOI of \$107,343.24. The size, location, and flexibility in use make these units very leasable. The property has had several improvements in the recent years inc. roof, parking lot, HVACs, and stucco/paint job.

Serving Ocala for Over 40 years!

*Gus Galloway Realty, Inc
240 SE 17th St.
Ocala, FL 34471
352.622.8127 office
352.572.9109 cell
352.867.0813 fax
nolan@gusgalloway.com*

**NOLAN C. GALLOWAY III
MRE, SIOR, PRESIDENT**

