



10988 SW 94TH COURT OCALA, FL 34481

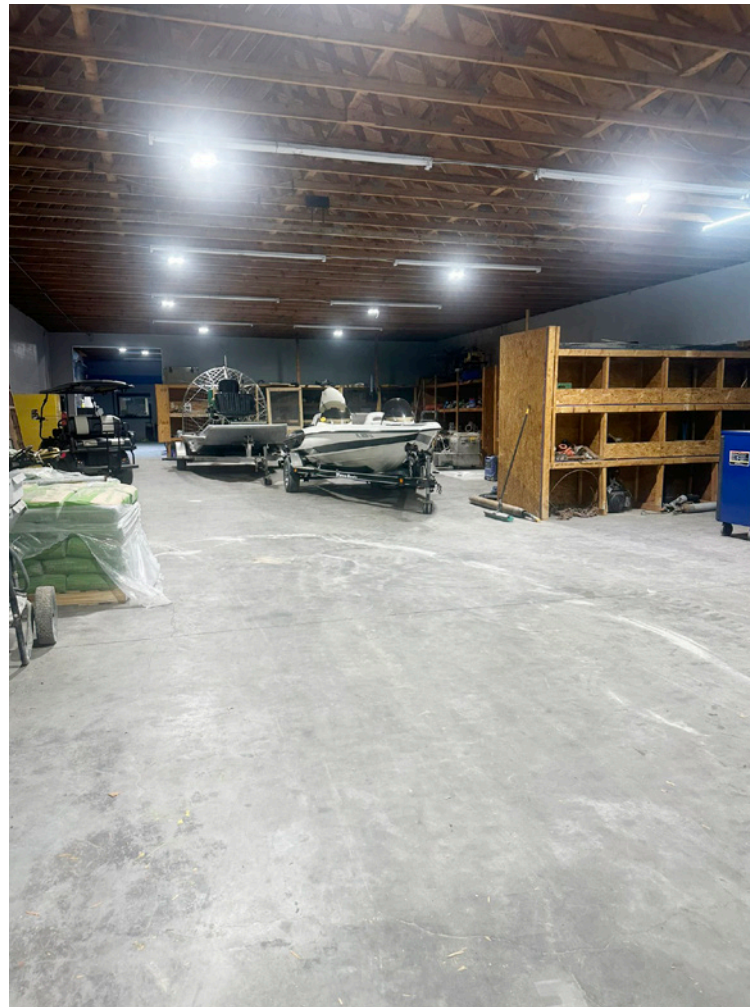
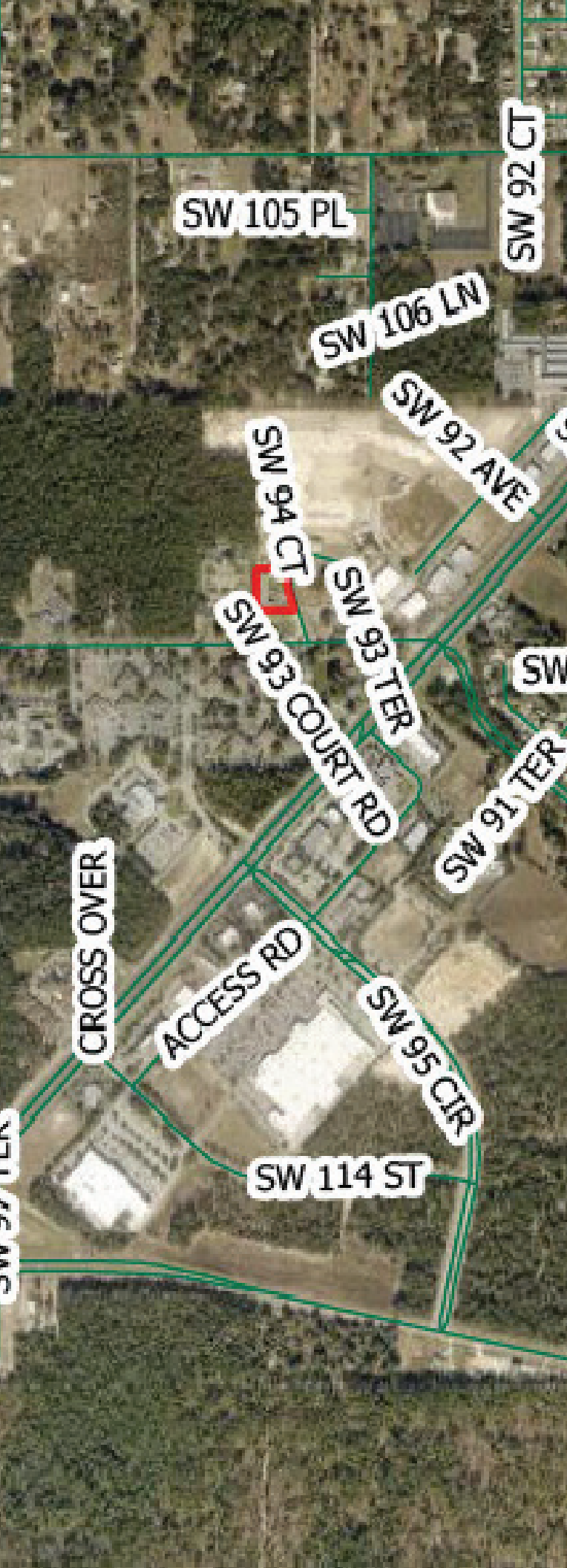
FOR SALE AT \$ 1,395,000

11,112 SF Bldg
B-5 Zoning
.90 Acre Parcel



C. Sandon Wiechens, CCIM, SIOR
Broker: Wiechens Realty, Inc.
M: (352) 817-6474 O: (352) 622-3214
sandon@wiechensrealty.com





Property Overview

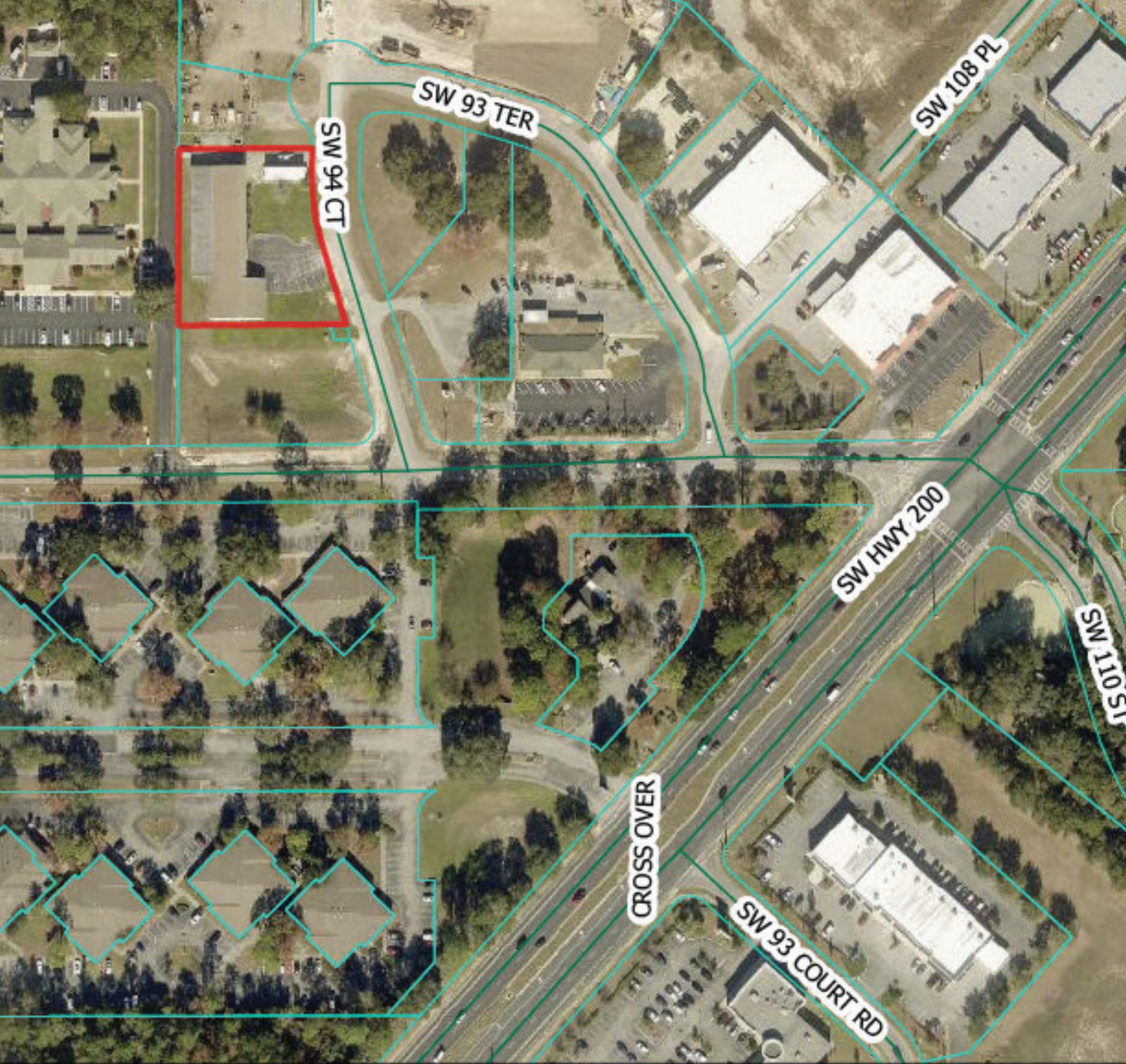
- Marion County Property Appraiser
Parcel ID # 3502-002-010
- Lot Size: Parcel is .90 acres
- Zoning: B-5
- Location: Excellent SW Ocala location
- Highlights:
 - Freshly updated building (roof, paint, etc)
 - 4 Roll Up Doors in warehouse
 - Ample office space with 6 offices + office areas
 - Location has great proximity to heavy residential

Property Synopsis

Versatile 11,112 SF concrete block building offering Class A office/showroom space with large WH area. Located on a .90-acre parcel.

Zoned B-5 and positioned in desirable SW Ocala with close proximity to high-traffic residential areas and high rooftop count. Features include 4 roll-up doors, true covered work area with power, LED warehouse lighting, kitchenette, well, septic (city water/sewer available), and 12 parking spaces. Interior layout includes 6 private offices, reception, waiting area, conference room, and 4 restrooms—one with full shower off executive office and one in the warehouse. Recent upgrades: new roof, new interior/exterior paint, and new toilets and sinks. Ideal for a wide range of business uses.





MCPA AERIAL

PROPERTY PHOTOS



PROPERTY PHOTOS

