



303 SW 8th St, All Units,  
Ocala, FL 34471

Parcel ID: 2852-008-004

3444 SF

2 Units - Fully Leased

12 Parking Spaces

FOR SALE \$685,000.00



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The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.



## Property Overview

- Marion County Property Appraiser Parcel ID 2852-008-004
- Lot Size: .29 Acres
- Zoning: FBC Zoning
- Location: Prime downtown Ocala property
- Highlights:
  1. Fully leased units
  2. New roof 2024
  3. Great for user or investor
  4. Easy access to food, shopping and medical





## Unit 101

### Features:

- Office leases
- 3 - Tenants
- 1, 2 - \$865.00 Month, Expires 11/30/25
- 3, 4, 5 - \$1,030.00 Month, Expires 08/31/26
- 6 - \$300.00 Month, Expires 03/31/26
- Landlord pays Janitorial around \$100.00
- Landlord pays Electric, averages at \$200.00



## Unit 102

### Features:

- Month to month lease
  - Tenant pays their own electric
  - Base Rent - \$1,295.00 Month
  - CAM - \$524.55 Month
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