

# 205 S MAGNOLIA AVE OCALA, FL 34471

FOR LEASE AT \$ 28.80/SF + NNN

Parcel ID # 2823-053-006

- PRIME Downtown location
- Extended Paved Areas
- Owner may consider TI Allowance

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# Property Synopsis

Seize the opportunity to lease this exceptional 3,000 square feet of prime commercial space in the heart of downtown Ocala, FL. Located on the highly sought-after S Magnolia Avenue, this property offers unmatched visibility in one of the area's most vibrant and rapidly growing districts.

Perfect for a wide range of businesses, from retail to office space, this versatile property features an expansive open floor plan, allowing for easy customization to suit your needs. The space is ideal for creating a storefront operation, an upscale office, or a trendy restaurant, with ample room for both customer engagement and operational flow. Owners may consider a Tenant Improvement (TI) allowance, offering added flexibility to tailor the space to your specific business requirements.





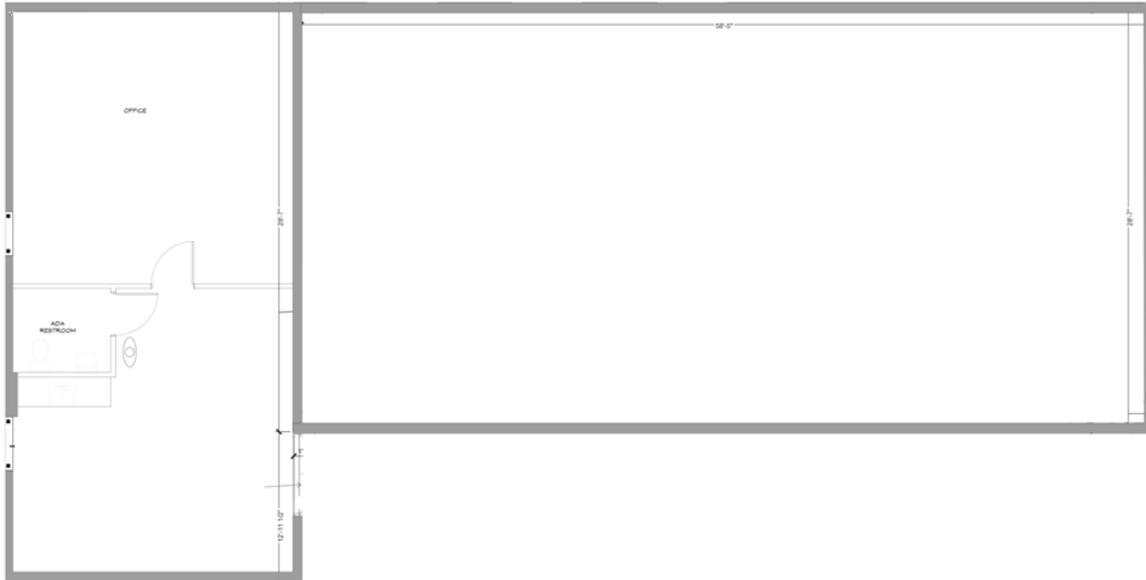
## FBC Zoning

City of Ocala Municode link regarding FBC Zoning:  
[https://library.municode.com/fl/ocala/codes/-form\\_based\\_code?nodeId=15707](https://library.municode.com/fl/ocala/codes/-form_based_code?nodeId=15707)

## Property Overview

- Marion County Property Appraiser  
Parcel ID # 2823-053-006
- Zoning: FBC
- Location: PRIME downtown Ocala property
- Highlights:
  - 3,000 SF Unit plus expanded paved areas
  - Exceptional location in a highly walkable area
  - FBC Zoning allows for many broad use types
  - Large frontage on busy S Magnolia Ave
  - NNN Leases
  - Owners may consider a TI Allowance





Drawing not to scale and for general informational purposes only

Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card  
**Real Estate**

**2823-053-006**

[GOOGLE Street View](#)

Prime Key: 1245044

[MAP IT+](#)

Current as of 2/26/2025

[Property Information](#)

JJSAC 205 LLC  
PO BOX 1951  
OCALA FL 34478-1951

[Taxes / Assessments:](#)  
Map ID: 179  
[Millage:](#) 1004 - OCALA

[M.S.T.U.](#)  
[PC:](#) 17  
Acres: 1.02

[More Situs](#)  
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OCALA