

HIGHLIGHTS

- \$420,000 in-place income from corporate guarantee, NNN lease with well-established Medical Tenant (Dark)
- Built in 2002 & renovated in 2008
- Two-story building with efficient layouts & high ceilings to accommodate multiple uses
- 325' of frontage on Silver Springs Blvd., Ocala's main east-west corridor (30,000 VPD)
- Ideal location, surrounded by national retailers including Burger King, CVS Pharmacy, Lowe's, McDonald's, Walmart & more

Corporate Guarantee Lease

DETAILS

3200 E. SILVER SPRINGS BLVD., OCALA, FL

Golf View Plaza is one of the premier office buildings in the Ocala, Florida market. This class-A, two-story building features wide open spaces and floor-to-ceiling windows on the first floor including a fully builtout space on the second floor, ideal for a variety of tenants.

Currently, the building is generating around \$420K a year in gross rent from a "dark" NNN tenant leasing 18K SF on the first floor. There are about 8.5 years left on the initial lease term and it is corporate guaranteed by a well-established, publicly traded, elderly care provider.

 BUILDING
 43,500± SF

 SITE
 2.4± AC

 PARKING
 114 Spaces

ZONING B-2A: Limited Community

Business

TAXES (2021) \$39,704.49











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