



**FOR SALE | CALL FOR OFFERS**

## **43,500± SF, CLASS-A OFFICE/MEDICAL BUILDING INCOME-PRODUCING PROPERTY**

 3200 E. SILVER SPRINGS BLVD., OCALA, FL

### **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**

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 built-out 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.

<b>BUILDING</b>	43,500± SF
<b>SITE</b>	2.4± AC
<b>PARKING</b>	114 Spaces
<b>ZONING</b>	B-2A: Limited Community Business
<b>TAXES (2021)</b>	\$39,704.49





 **3200 E. SILVER SPRINGS BLVD.**

**FORTY EAST SHOPPING CENTER**

 <b>HARBOR FREIGHT</b> QUALITY TOOLS LOWEST PRICES	 <b>DOLLAR TREE</b>	
 <b>True Value</b>	 <b>Publix</b>	 <b>GNC</b>

## CONTACT

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