

125 N 1ST AVENUE

OCALA, FL 34470

EXECUTIVE SUMMARY

OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Sale Price:	\$4,200,000
Available SF:	
Lot Size:	0.66 Acres
Year Built:	1917
Building Size:	17,000 SF
Renovated:	2022
Zoning:	Form Based Code
Traffic Count Street:	
Price / SF:	\$247.06

PROPERTY OVERVIEW

**** INCOME PRODUCING **** - **** DOWNTOWN MIDTOWN ****

The 125 N in Midtown site is located in the heart of Downtown / Midtown Ocala Just off of Silver Springs Boulevard also known as State Road 40. This completely remodeled Historic building is home to three professional offices and within steps of the new redeveloped and revitalized downtown Ocala.

*****Renovated in 2022
*****Surface Parking AND a private parking Garage
*****Three credit tenants in place
*****Low maintenance
*****Walking Distance to ALL new Downtown and Midtown establishments
*****In the growth path of the City Reimagine Midtown future development plans.

Discover the vibrant appeal of Ocala, FL, where the property is nestled in a bustling commercial hub. Located in the heart of downtown, the area provides a prime investment opportunity for prospective Office / Office Building investors. With easy access to major highways and public transportation, the location offers convenience for tenants and clients alike. Nearby, the historic Ocala Downtown Square presents a charming selection of dining, entertainment, and cultural attractions. Additionally, the area is home to renowned medical facilities, educational institutions, and corporate offices, attracting a steady stream of professionals and visitors. Join the thriving business community in this dynamic and promising locale.

FOR MORE INFORMATION CONTACT:

Angie Lester | Sales and Marketing | | angie@boydrealestategroup.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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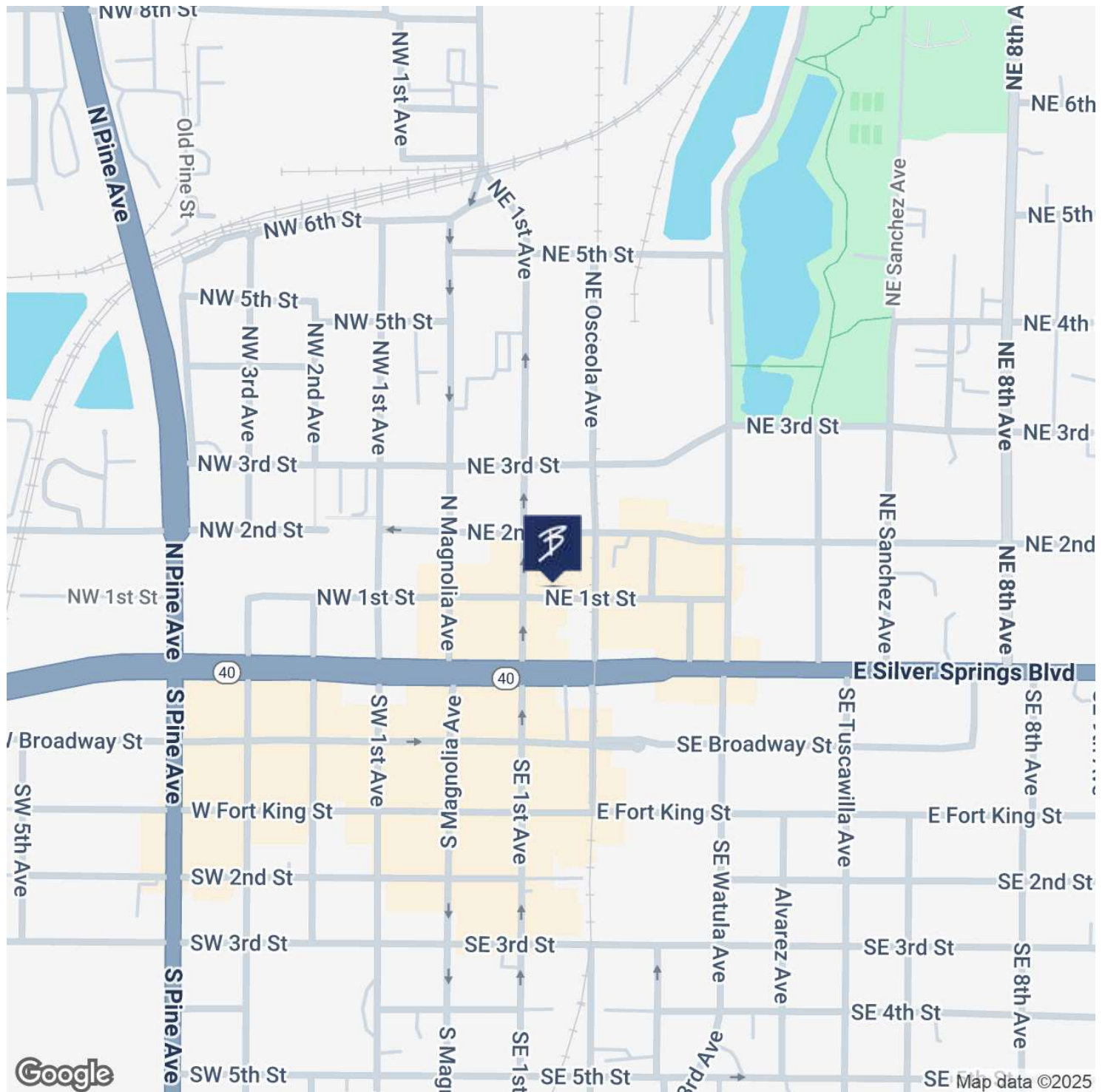


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LOCATION MAP

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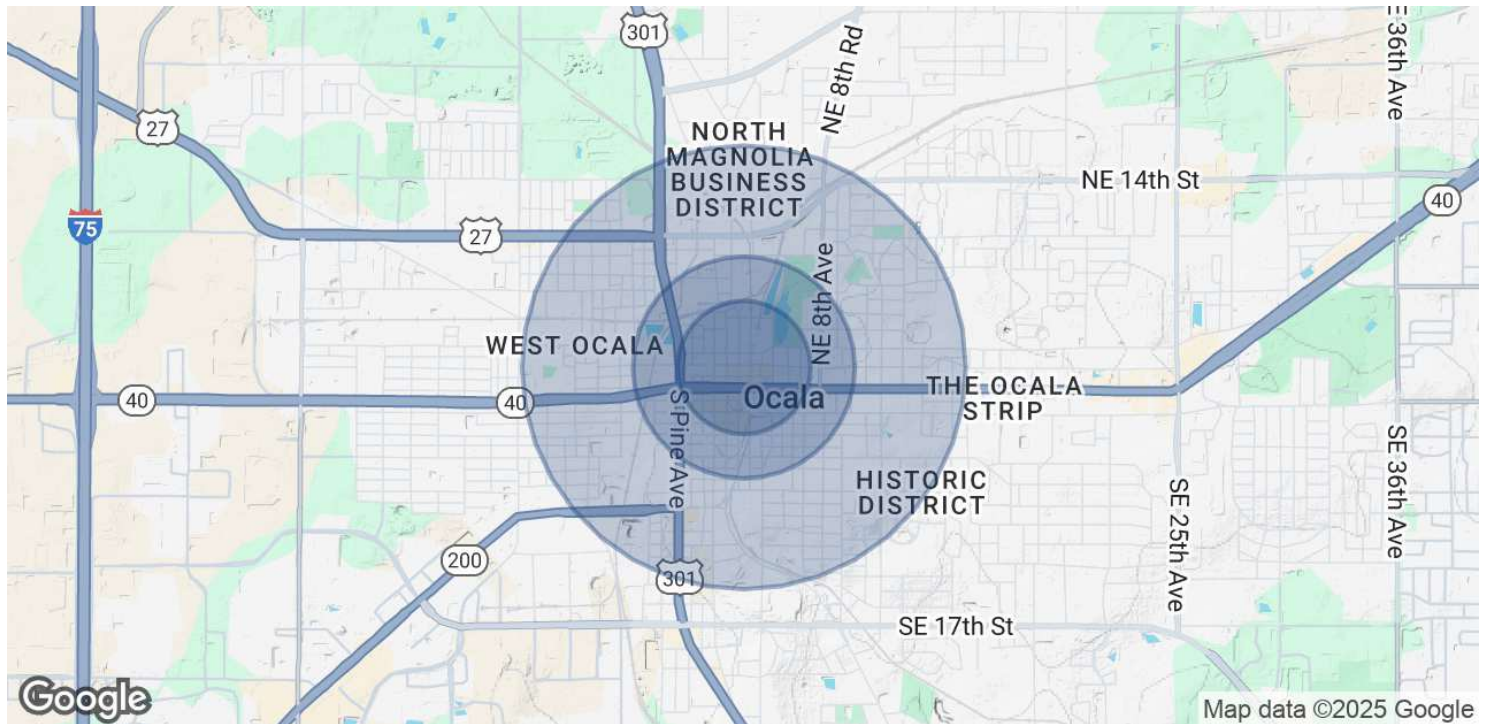


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	178	813	5,322
Average Age	44	41	40
Average Age (Male)	42	40	38
Average Age (Female)	45	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	62	336	2,244
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$55,337	\$58,170	\$68,194
Average House Value	\$140,953	\$193,427	\$237,249

Demographics data derived from AlphaMap

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