

# COLLOSSEUM

PROPERTIES

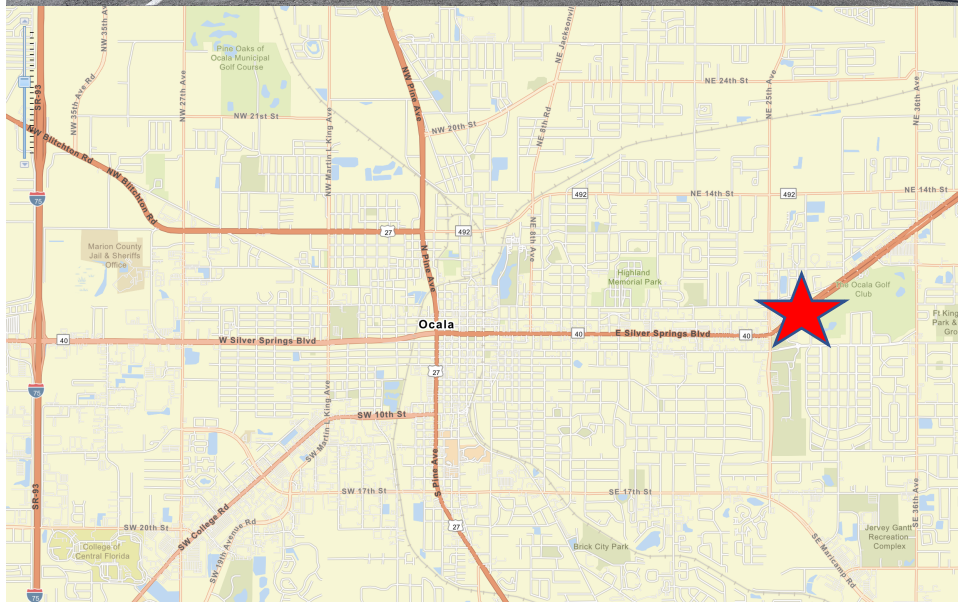
2800 E Silver Springs Blvd.  
Ocala FL 34470

## Property Description:

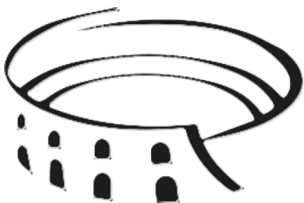
- PRICED WELL BELOW REPLACEMENT COST!!
- 14,368 Square Feet
- \$136 PSF
- Property has recently been being remodeled to include:
  - New Flooring
  - 7 New HVAC units
  - Roof Resealing
- Excellent Visibility with Monument Sign
- 2 Units Downstairs
- 7 Units Upstairs
- Located just east of Downtown Ocala
- Traffic Counts of 28,000 AADT
- Strong Demographics:
  - 1 Mile-7,572
  - 3 Mile-51,200
  - 5 Mile-99,300

# FOR SALE

## \$1,950,000



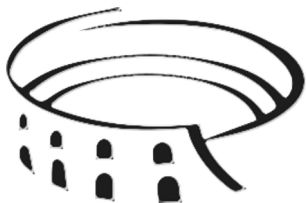
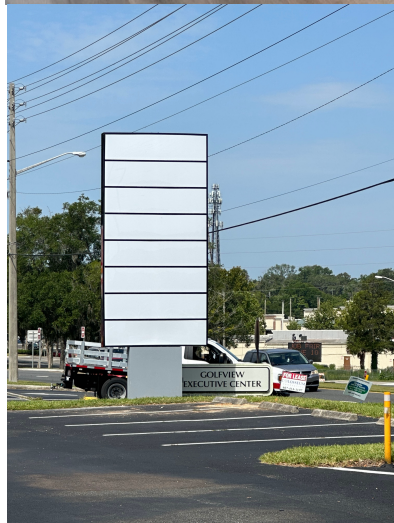
**FOR SALE**



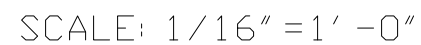
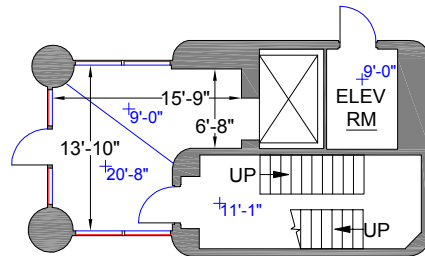
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# COLLOSSEUM

P R O P E R T I E S



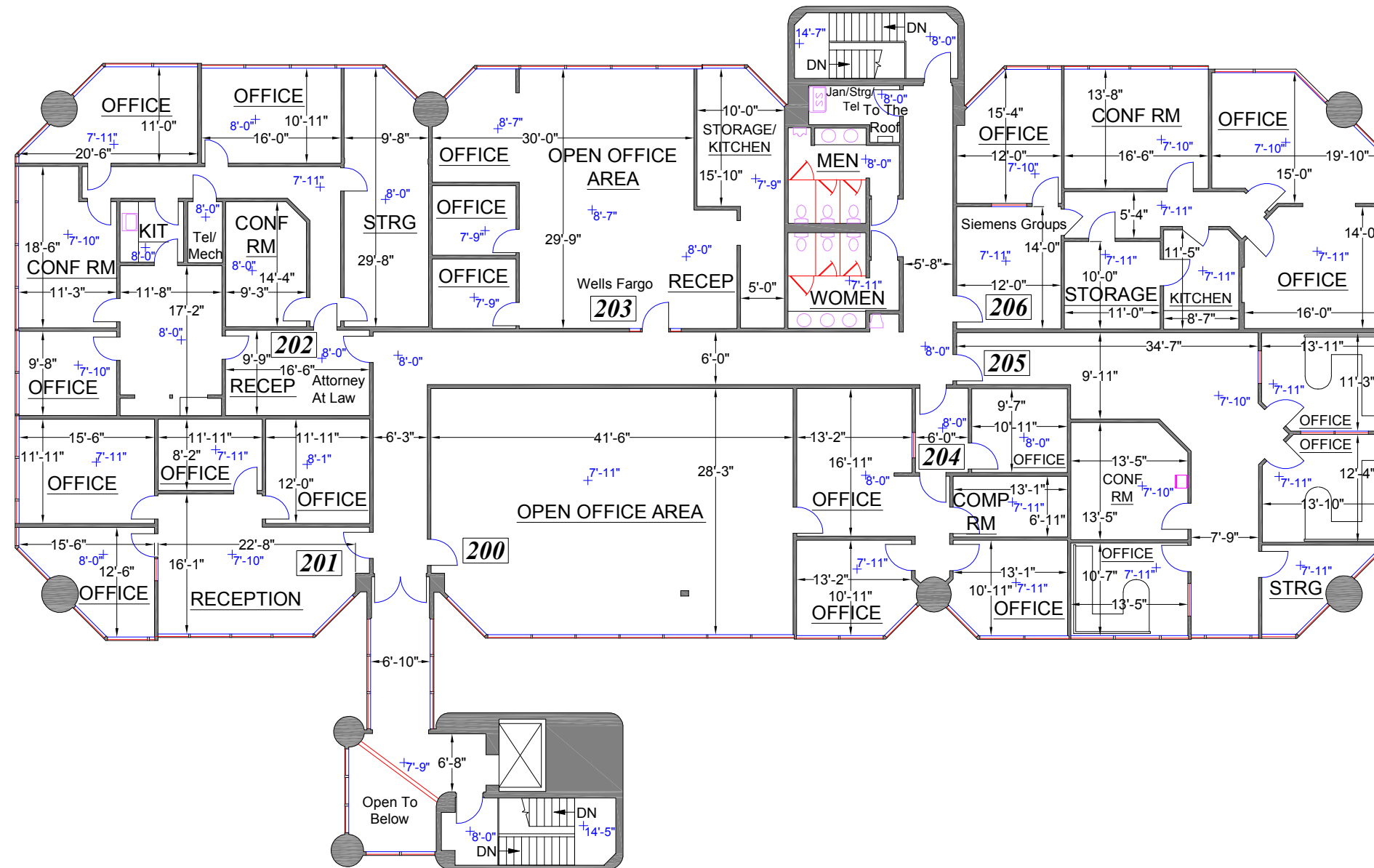
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## FLOOR PLAN



16'      8'      0      16'

SCALE:  $1/16" = 1' - 0"$

**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

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### ELEVATION LEGEND

Spot Height AFF: + 8'-9"

Survey Accuracy: +/- 0.07 %