



Shooting Range/Machine Shop for Sale!

1031 NE 16th St, Ocala, FL 34470

FOR SALE: \$2,550,000



- Real Estate and Successful Businesses
 - 15,000 SF on 1.32 Acres
 - M-1 Zoning
- Large Fenced Parking and Paved Areas

Sale of Businesses Includes:

- State of the Art Indoor Gun Range
- Machine Shop with Machines/Accounts
- Retail Store with POS System in place
 - Classrooms for Training

- Financials Available to Verified Buyers
- Not a distress sale, positive cash flows!
- Well located in Central FL in Marion County
 - Area is very 2A Friendly
 - Trained and Friendly Staff
 - Owners will assist with transition
- Public Range with Memberships available
- CNC Machines incl. For endless opportunity

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C. SANDON WIECHENS CCIM, SIOR
 PRESIDENT/BROKER
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 SANDON@WIECHENSREALTY.COM



WIECHENS REALTY, INC.
 2603 SE 17TH ST, SUITE A
 OCALA, FL 34471
 OFFICE: (352) 622-3214
 WWW.WIECHENSREALTY.COM

The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.



Indoor Shooting Range Specifics

1031 NE 16th St, Ocala, FL 34470



Range Features:

- "MANCOM" Retrieval Systems
- "ACTION TARGET" backstops
- 12 - 25 Yard lanes w/bulletproof panels
- 48" Wide x 84" high stalls and 2 ADA lanes
- Full HVAC (30 Tons) and 400,000 BTU Heat
- EPA and OSHA approved Ventilation System
 - Outer staging area
- Large Retail area for sales

Here's what the owners say:

"R&D Tactical Solutions Indoor Range was designed and built using state of the art shooting range technology. Our MANCOM® retrieval systems and ACTION TARGET® Backstops are used by Military and Law Enforcement professionals around the world to train the Best First Responders and Operators this Country has to offer. Our shooting stalls measure 84 Inches in height to eliminate brass ejecting issues. Our lanes are also 48 Inches wide to accommodate both shooter and firearms instructor. We have two ADA friendly lanes, and with an adjustable shooting tray, comfort is readily available. These stalls are built to withstand a direct hit of a 44 Magnum."



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Machine Shop Specifics/Machining

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Machining Equipment Included with Sale

- RW-14
- RW-15
- Daewoo 300
- Daewoo 240
- Daewoo 220
- Daewoo 3016
- DAE4040
- RW-15 (Spare Parts Machine)

Machining Equipment (Continued)

- Manual Lathe
- Manual Mill
- Heated Parts Washer
 - Forklift
- Rotary Screw Compressor
 - Backup Compressor
 - Miscellaneous Tooling
- FF&E excluding personal items

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Machine Shop

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Exterior Photos

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WIECHENS
REALTY, INC.



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Opportunity Zone Maps – 1031 NE 16th St

Parcel Map from the Marion County Property Appraiser

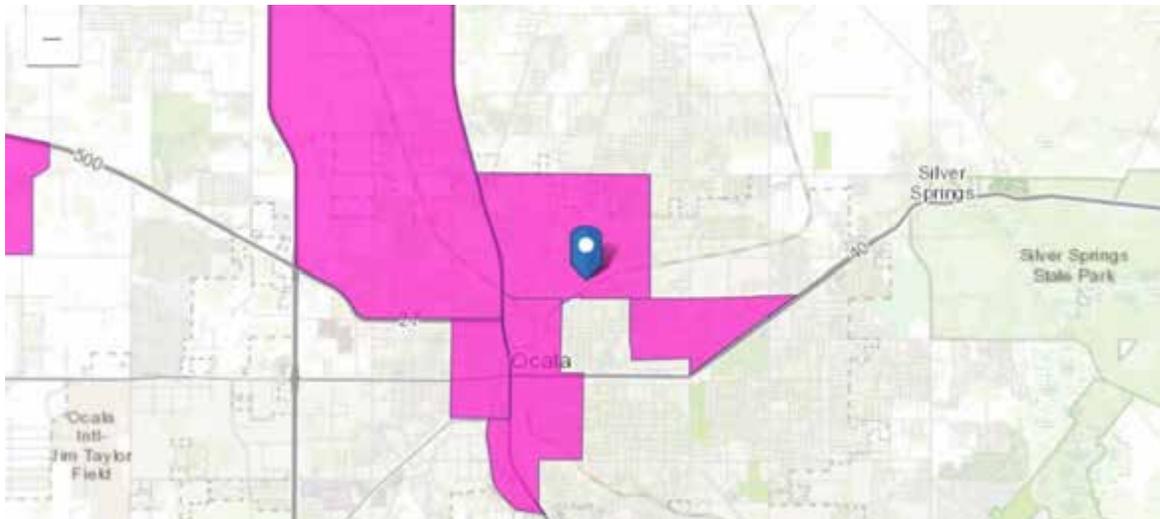


Opportunity Zone Information – Parcel Appears to be located in an Opportunity Zone per HUD mapping
<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

<https://opportunityzones.hud.gov/resources/map>

<https://ocalacep.com/cep-news/nine-opportunity-zones-in-marion-county-designated-by-the-treasury>

<https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions>



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



2023 Property Record Card

2600-013-000

[GOOGLE Street View](#)

Prime Key: 623032

[Beta MAP IT+](#)

Current as of 4/13/2023

[Property Information](#)

R&D MANUFACTURING
 INDUSTRIES INC
 1031 NE 16TH ST
 Ocala FL 34470-4203

[Taxes / Assessments:](#)
 Map ID: 178
[Millage:](#) 1001 - Ocala

[M.S.T.U.](#)
[PC:](#) 48
 Acres: 1.32

Situs: 1031 NE 16TH ST Ocala

[2022 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$512,112	Impact	
Total Assessed Value	\$498,208	Ex Codes:	(\$13,904)
Exemptions	\$0		
Total Taxable	\$498,208		
School Taxable	\$512,112		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$74,749	\$471,807	\$19,121	\$512,112	\$498,208	\$0	\$498,208
2021	\$57,499	\$428,109	\$19,121	\$452,916	\$452,916	\$0	\$452,916
2020	\$57,499	\$443,676	\$19,121	\$450,875	\$450,875	\$0	\$450,875

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5393/0620	07/2010	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$453,500
5393/0618	06/2009	71 DTH CER	0	U	I	\$100
4193/0375	09/2005	02 DEED NC	7 PORTIONUND INT	U	V	\$100
1285/0100	05/1985	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
1127/1786	10/1982	07 WARRANTY	0	U	V	\$299,000
DOR0/0007	08/1981	DR DOR-CMP	0	U	V	\$17,000
1076/1953	08/1981	07 WARRANTY	0	U	V	\$17,004
0997/1876	10/1979	07 WARRANTY	0	U	I	\$100
0997/1874	10/1979	07 WARRANTY	0	U	V	\$100
0992/1057	09/1979	07 WARRANTY	0	U	I	\$100
0992/1051	09/1979	07 WARRANTY	0	U	I	\$100

[Property Description](#)

SEC 08 TWP 15 RGE 22
PLAT BOOK S PAGE 011
ANTHONY INDUSTRIAL PARK
LOT 13.14
EXC ROW FOR NE 17TH PL

[Land Data - Warning: Verify Zoning](#)

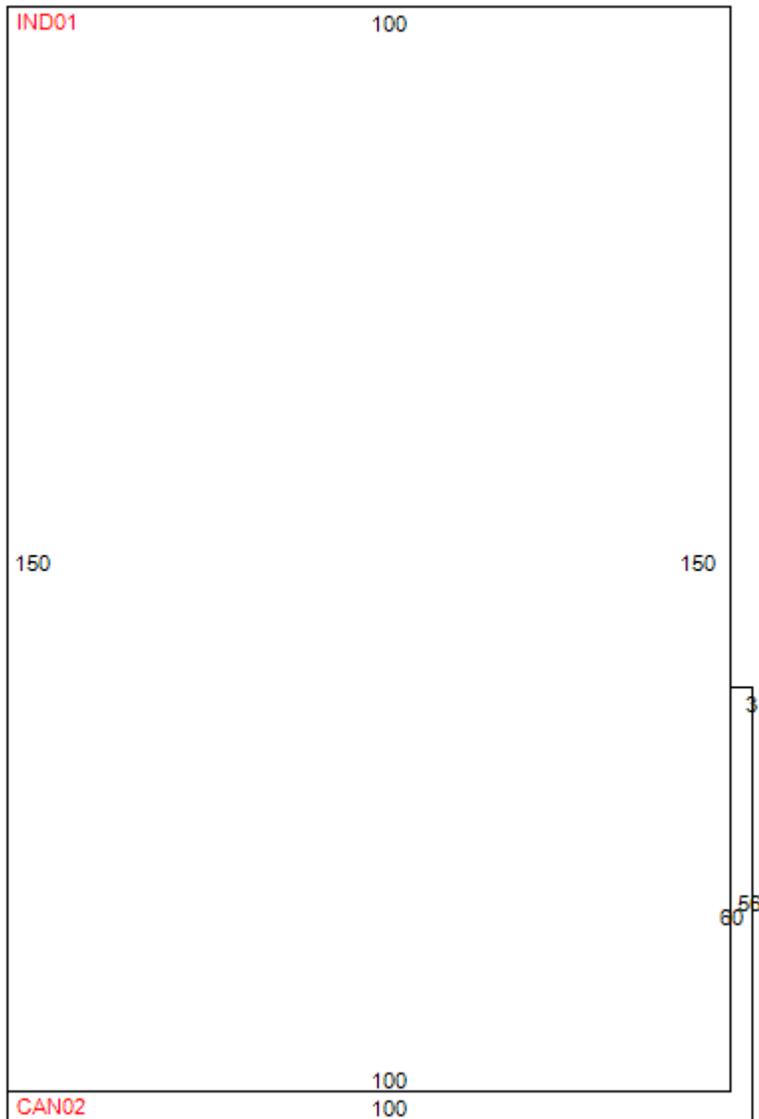
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	4800	.0	.0	M1	57,499.00	SF							

Neighborhood 9917 - JACKSONVILLE RD/NORTH MAGNOLIA
Mkt: 2 70

[Traverse](#)

Building 1 of 1

IND01=R100U150L100D150.
CAN02=R100U56R3D60L103U4.
MZS03=3100.
3100



[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 5 - 20-24 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 4/8/2019 by 117

Year Built 1981
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 500

Exterior Wall 38 WD SIDING-SHTG24 CONC BLK-PAINT18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	20.0	1.00	1981	0	15,000	F41 LIGHT MANUFACTURING	33 %	N	Y
						F17 OFFICE	14 %	N	Y
						F25 SERVICE/NON-VEHICLE	38 %	N	Y
						F11 ONE STORY STORE	15 %	N	Y
2	8.5	1.00	1981	0	580	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1981	0	3,100	MZS MEZZANINE STOR	100 %	N	Y

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 3
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	24,915.00	SF	5	1981	3	0.0	0.0
159 PAV CONCRETE	840.00	SF	20	1981	3	0.0	0.0
105 FENCE CHAIN LK	464.00	LF	20	1981	5	0.0	0.0
184 RETAIN WALL	120.00	SF	50	1981	3	40.0	3.0
159 PAV CONCRETE	150.00	SF	20	1985	5	0.0	0.0

Appraiser Notes

R & D TACTICAL
 R & D MANUFACTURING INDUSTRIES, INC

Planning and Building

**** Permit Search ****

Permit Number	Issued Date	Complete Date	Description
BLD10-1185	9/13/2010	1/6/2011	INTERIOR RENOVATION
BLD10-1183	9/1/2010	1/1/1900	INT RENOV/ EARLY START
OC00159	10/1/2003	1/1/1900	INTERIOR
OC00007	6/1/1981	1/1/1982	BLDG01=PLUMBING SUPPLY BD