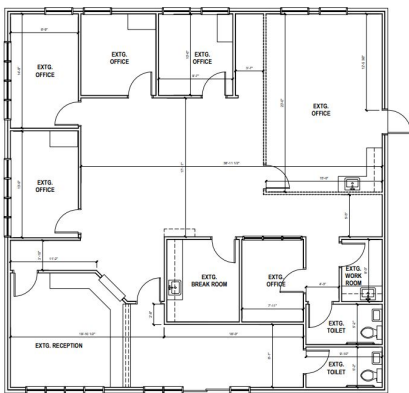




1901 SE 18th Avenue, Suite 102 Ocala, FL 34471

Class A Medical/Office

FOR LEASE: \$14/SF NNN



- 2,565 SF Class A Medical Facility
- X-Ray Room, Therapy Room, Large Lab Room
- Could be Professional Office also
- 4 Exam Rooms, Reception, Waiting Area, Check In/Out
- 2 Restrooms
- Landlord may reconfigure depending on lease term/rate
- located in Class A Windsor Oaks Medical Park
- Brick Building
- Ample Parking
- CAM is Estimated to be \$5.20/SF



Listed By:

Lori J Busch, Broker
Busch Realty
3300 SE 3rd Ave
Ocala, FL 34471
Mobile: 352-804-5544
Office: 352-690-1909



BUSCH REALTY

352-690-1909

OM646863 1901 SE 18TH AVE, #102, OCALA, FL 34471

County: Marion
Property Style: Office
Heated Area:
Total Area: 2,565 SqFt / 238 SqM
Flex Space SqFt:
Office Retail Space SqFt:

Com Trans Terms:
Lease Term: 3 to 5 Years
Terms Of Lease: Net Lease, Net Net
Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: X
Number of Tenants:

Status: Active
Lease Price: \$14.00 / Per SqFt
Lease Amount Frequency: Monthly
Net Leasable SqFt: 2,565
Lease \$/SqFt: \$14.00
Year Built: 2000
ADOM: 120 **CDOM:** 501

2,565 SF Class A Medical Facility with X-Ray Room, Therapy Room, Large Lab Room. Easy conversion to Professional Office also! Suite has 4 Exam Rooms/Offices, Reception, Waiting Area, Check In/Out, 2 Restrooms. Landlord may reconfigure depending on lease term/rate. Located in Class A Windsor Oaks Medical Park and is a Brick Building. Ample Parking. NNN - CAM is presently estimated to be \$5.20/SF.

Land, Site, and Tax Information

SE/TP/RG: 21-15-22	Zoning:	Section #: 21
Subdivision #:	Future Land Use:	Block/Parcel: UNK
Tax ID: 28624-003-01		
Taxes: \$6,310.00	Tax Year: 2020	Lot #: 1
Book/Page: 5/096	Complex/Comm Name:	
Alt Key/Folio #:		
Legal Desc: A portion of: SEC 21 TWP 15 RGE 22 PLAT BOOK 5 PAGE 096 WINDSOR OAKS MEDICAL PARK LOT 1		
Road Frontage: Private Road	Flood Zone: X	Front Exposure:
Add Parcel: No	Additional Tax IDs:	Front Footage:
# of Parcels:	Lot Size Acres: 1.85	Lot Size: 80,586 SqFt / 7,487 SqM
Lot Dimensions:	Waterfront Ft: 0	
Water Frontage: No	Water Name:	
Water Access: No	Water Extras: No	
Water View: No		

Interior Information

Floors: 1	Total Number of Buildings: 1	# Offices:
A/C: Central Air	Ceiling Height:	Freezer Space YN:

Exterior Information

Ext Construction: Brick	# of Bays:
Foundation: Slab	
Road Surface Type: Paved	
Signage:	

Green Features**Income and Expense**

Tenant Pays: Association Fees, Common Area Maintenance, Electricity, Liability Insurance, Property Insurance, Property Taxes, Sewer, Trash Collection, Water

Realtor Information

List Agent: Lori Busch	List Agent ID: 271510115	List Agent Direct: 352-804-5544
List Agent E-mail: ljbusch@ocalaproperty.net	List Agent Fax: 352-690-1908	List Agent Cell: 352-804-5544
List Office: BUSCH REALTY		List Office ID: 271500128
Original Price: \$35,910	List Office Fax: 352-690-1908	List Office Phone: 352-690-1909
On Market Date: 10/03/2022		LP/SqFt: \$14.00
Previous Price:	Price Change:	Expiration Date: 04/03/2023
Owner: OWNER OF RECORD	Owner Phone:	Listing Type: Exclusive Agency
Spec List Type: Exclusive Agency	Bonus:	Bonus Exp Date:
Single Agent: 3%	Non-Rep: 0%	Trans Broker: 3%

Dual Variable Compensation YN: No

Realtor Info:

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent

Driving Directions: From SE 17th St, go south on SE 18th Ave to Windsor Oaks Medical Park, Property is at 1901 and is Suite 102

Realtor Remarks: Appointment Required. Base rent \$2,992.50. NNN charges presently \$1111.50 Total \$4,104.00. Subject to Sales Tax. Presently 7%. Please let us know your Tenant requirements 3-5 year Lease. Tenant improvement allowance considered.

Seller's Preferred Closing Agent

Closing Agent Name:	Phone:
Email:	Fax:
Address:	
Closing Company Name:	

Floor Plan
1901 SE 18th Ave Suite 102 Ocala, FL 34471

