

# Ideal Corner B4 Commercial/Medical Land

## 2890 SE 1st Ave , Ocala, FL 34471



Listing ID: 30605690  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Multi-Family, Office  
Gross Land Area: 1.30 Acres  
Sale Price: \$295,000  
Unit Price: \$226,923 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

What a great location at the three way stop sign at intersection of 475 and SE 1st Avenue, just south of the four land SE Hwy 32nd Street. Property is zoned B4 Commercial. 275 feet on SE 1st ave and 195 feet continues on to 475 beyond stop sign. Are of great demographics in central Ocala. Ideal for medical offices, retail, hospital, recreation, mini storage. Apartments if zoning change possibly. This property is at the entrance of Davita Dialysis, just off of US Hwy 441. Just 1.5 mile to hospitals, Publix, Downtown Ocala, north of Bellechase community. Across from South Pine Medical Park. Call for demographics . Drive by today.

### More Information Online

<http://www.mfcree.com/listing/30605690>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority: Marion County  
Tax ID/APN: 31004-000-00  
Possible Uses: Multi-Family, Office, Retail, Retail-Pad, Self Storage, Other

Zoning: B4  
Sale Terms: Cash to Seller

### Area & Location

Property Located Between: 475 and US Hwy 441.  
Property Visibility: Excellent  
Largest Nearby Street: SE 1st Ave CR 475  
Feet of Frontage: 470  
Traffic/Vehicle Count: 9,000

Highway Access: SE 32nd Street, US Hwy 441/301/27 South, 475 South, SE 1st Avenue  
Airports: Ocala International  
Site Description: Wooded

Area Description Hot area with 90000 population within 5 miles, 38715 within 3 miles. 1.5 miles to hospitals and shopping. Many roof tops and prime central location.

### Land Related

Lot Frontage: 275 feet and 195 feet total 470 Feet total  
Lot Depth: 195 feet  
Topography: Other  
Soil Type: Mixed

Available Utilities: Electric, Water, Gas, Sewer, Storm Drain, Cable, Internet Access  
Water Service: Municipal  
Sewer Type: Municipal

Zoning Description B4 Commercial Marion county. Allows many office, medical, retail, service uses. B1 and B2 uses allowed in B4 zoning as well. Multi family will need change.

### Financials

Finance Data Year: 2020  
Real Estate Taxes - Annual(\$): \$1,875 (Annual)

## Location

Address: 2890 SE 1st Ave , Ocala, FL 34471  
County: Marion  
MSA: Ocala



## Property Images



Concept for illustration



3D Aerial



Location by Lake Louise planned development



Location South Pine Medical and SE 32nd StJPG

## Property Contacts



**Lori J Busch**  
BUSCH REALTY  
352-804-5544 [M]  
352-804-5544 [O]  
ljbusch@ocalaproperty.net