# **Ideal Corner B4 Commercial/Medical Land**

2890 SE 1st Ave , Ocala, FL 34471

30605690 Listing ID: Status: Active

Vacant Land For Sale Property Type: Possible Uses: Multi-Family, Office

Gross Land Area: 1.30 Acres Sale Price: \$295,000

Unit Price: \$226,923 Per Acre Cash to Seller Sale Terms:

#### **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.mfcre.com/listing/30605690

#### **QR** Code

Scan this image with your mobile device:



#### **General Information**

R4 Taxing Authority: Marion County Zoning:

Tax ID/APN: 31004-000-00 Cash to Seller Sale Terms: Possible Uses:

Multi-Family, Office, Retail, Retail-Pad, Self

Storage, Other

#### **Area & Location**

Property Located Between: 475 and US Hwy 441. Highway Access: SE 32nd Street, US Hwy 441/301/27 South, 475

Property Visibility: Excellent South, SE 1st Avenue SE 1st Ave CR 475 Ocala International Largest Nearby Street: Airports:

470 Wooded Feet of Frontage: Site Description:

Traffic/Vehicle Count: 9,000

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**

275 feet and 195 feet total 470 Feet total Lot Frontage: Available Utilities: Electric, Water, Gas, Sewer, Storm Drain, Cable,

195 feet Internet Access Lot Depth: **Other** Water Service: Municipal Topography: Mixed Municipal Soil Type: Sewer Type:

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**

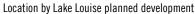


Concept for illustration



3D Aerial







Location South Pine Medical and SE 32nd StJPG

## **Property Contacts**



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