

**PRICE REDUCED**



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COMMERCIAL DIVISION



## **OCALA HISTORIC DISTRICT LIVE/WORK**

- Historic home to professional office conversion
- 3-story Victorian Architecture with Gothic features
- 3000+ SF well-appointed professional office space
- Marble fireplaces, hardwood floors, elegant details
- Natural light, covered front porch, paved back patio
- Mature and tasteful landscaping
- Security and fire systems, 2 & 5 ton AC units
- Garage renovation adds 460± SF of office space
- Adjacent 2 bedroom/1 bath apartment included

**743 E Fort King Street  
42 SE Wenona Avenue  
Ocala FL 34471**

**\$599,000**

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This Historic District home has been exquisitely converted to professional office use. This 3,000± SF E. Fort King St. property features many high end touches, an open airy feel, 1<sup>st</sup> and 2<sup>nd</sup> floor full kitchens, private offices, and ample storage.

Ideal for a live/work set up, the 3-story, 3+ bedroom/office, 4 bath building offers hardwood floors, high coffered ceilings, crown moldings, pocket doors, marble fireplace surrounds, exquisite framing, and the grace of the home's late 19<sup>th</sup> century era.

An elegant front foyer with a finely detailed staircase give entry to expansive rooms joined by wide doorways, which can be made private with hidden pocket doors. High ceilings, large windows and lots of natural light give the spaces an airy feel.

A finished attic bedroom with bath serves well as an executive suite. A detached garage has been fully converted to office area with carpet and air conditioning. Outdoor spaces include a large welcoming front porch and a private paved backyard patio – ideal for an end of the work day wind-down.

On the adjacent SE Wenona Avenue parcel, a garage with a 2 bedroom, 1 bath apartment above is a unique income opportunity or the perfect commute (not!) to work.

#### AREA DEMOGRAPHICS (5 MILE RADIUS)

##### KEY FACTS

95,974

Population

42.4

Median Age



Average  
Household Size

\$43,081

Median Household  
Income

##### ANNUAL HOUSEHOLD SPENDING



5,259

Visited a  
Chiropractor



\$1,584

Apparel &  
Services



\$123

Computers &  
Hardware



\$2,730

Dining Out



\$4,613

Health Care

##### EMPLOYMENT



62%

White Collar



18%

Blue Collar



21%

Services

5.3%

Unemployment  
Rate



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