

**13793 SW 36th Ave Road Unit 3 & 4 Ocala, FL 34473**

Ideal turnkey medical office for lease. 5605 SF which is Suite 3 and Suite 4 of a 14,025 SF building. Previously leased by general practice large corporate firm. Two large reception areas. 13 total exam rooms. 6 private offices Lab room. Lunch/break room. Nice Port Cochere roof over drive through entry for patient drop off. Alley behind building and rear entry doors. Building is on Corner of Marion Oaks Blvd and SW 36th Avenue Rd, just off of Hwy 484, and north of Walgreens and Winn Dixie shopping Center. Could be ideal for two physician practices, services. Plenty of parking shared with other tenants. Large growing population 484 I75 (Exit 341) interchange just 1 mile east of this property. Serve high population demographic here. 2 entries. Ideal for mental health, orthopedics, general practice, kidney, urology, multi practice. Please come and see. 5 year lease preferred.

Give us a call today! 352-690-1909



OM649965 13793 SW 36TH AVENUE RD, #3 & 4 combined, OCALA, FL 34473



County: Marion
Status: Active
Property Style: Office
Heated Area: 5,605 SqFt / 521 SqM
Total Area: 5,605 SqFt / 521 SqM
Flex Space SqFt:
Office Retail Space SqFt:
Com Trans Terms:
Lease Amount Frequency: Annually
Terms Of Lease: Absolute (Triple) Net, Net Net
Legal Subdivision Name: MARION OAKS UN 02
Flood Zone Code: X
New Construction: No
Construction Status: Completed
Number of Tenants:

Lease Price: \$18.00 / Per SqFt
Lease Term: 3 to 5 Years
Net Leasable SqFt: 5,605
Lease \$/SqFt: \$18.00
ADOM: 28 **CDOM:** 28
Proj Comp Date:

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Land, Site, and Tax Information

Legal Desc: SEC 11 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 245 LOTS 1.2.3
SE/TP/RG: 11-17-21
Subdivision #:
Tax ID: [8002-0245-01](#)
Taxes: \$22,347.00
Book/Page: O-019 **Alt Key/Folio #:**
Road Frontage: Access Road, Alley, County Road
Add Parcel: No **# of Parcels:** 1
Utilities Data: Electricity Available, Private, Water Connected

Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Zoning: B2
Future Land Use:
Zoning Comp:
Tax Year: 2022
Complex/Comm Name:
Flood Zone: X
Additional Tax IDs:

Section #: 11
Block/Parcel: 245
Front Exposure:
Lot #: 1
Front Footage:

Lot Size Acres: 2.47
Waterfront Ft: 0
Water Name:
Water Extras: No

Lot Size: 107,593 SqFt / 9,996 SqM

Interior Information

Floors:
of Restrooms: 5
A/C: Central Air
Heat/Fuel: Central, Heat Pump

Total Number of Buildings: 1
Ceiling Height: 8 to 9 Feet

Offices:
Freezer Space YN:
Water:

Exterior Information

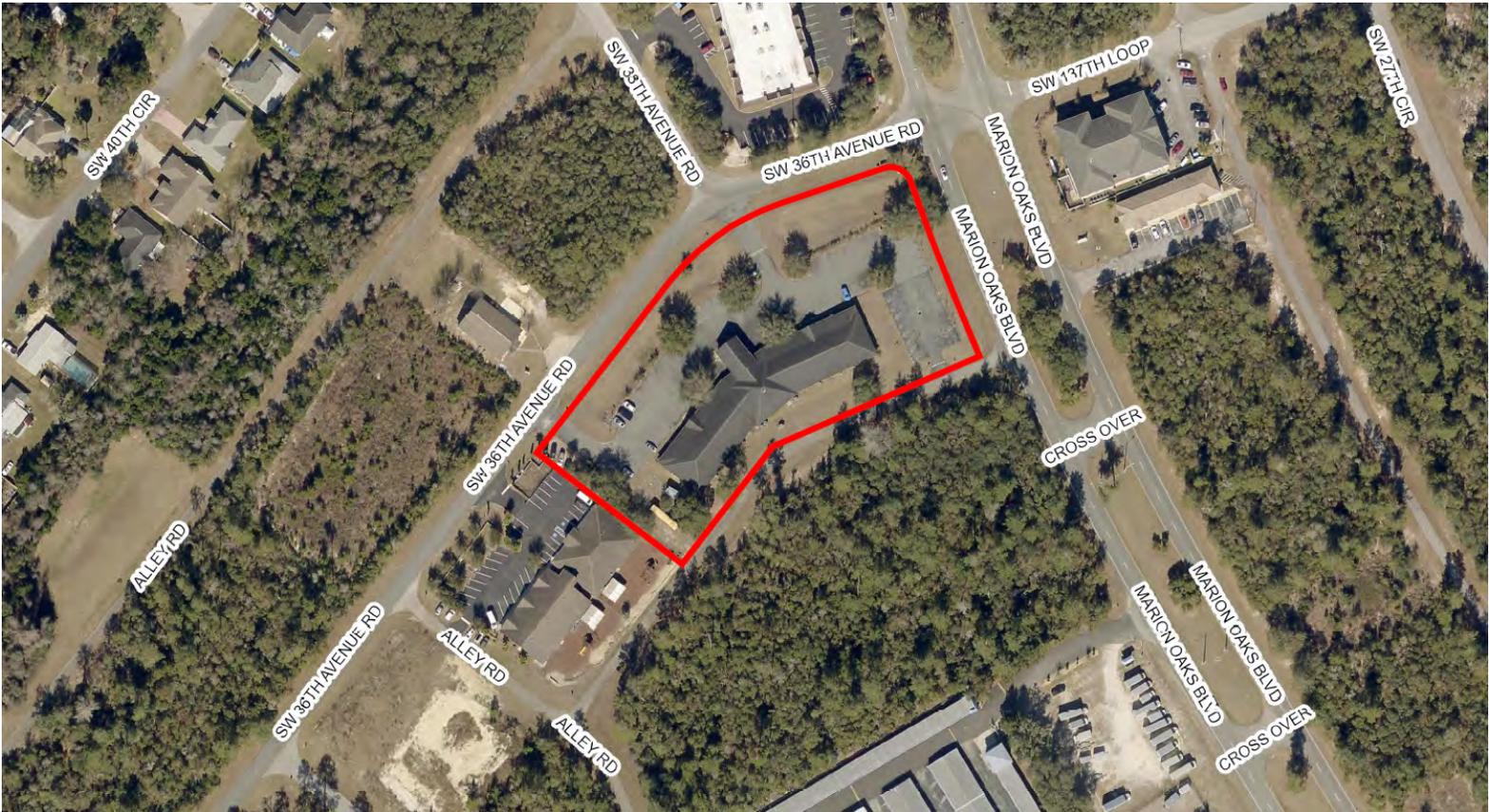
Ext Construction: Concrete
Roof Construction: Shingle
Electric Service: 150 Amp Service
Foundation: Slab
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Drive-Through
Signage:
Tenant Pays: Common Area Maintenance, Electricity, Liability Insurance, Property Insurance, Property Taxes, Sewer, Trash Collection, Water

of Bays:
of Bays Grade Level:
of Bays Dock High:

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Photos



