

GUS GALLOWAY REALTY, INC.

1839 SW College Road Ocala FL 34471



For Sale: \$2,500,000.00
NNN Investment Opportunity

Class A Retail Building with frontage on SR 200 (College Road) Ocala's #1 Corridor. The building is currently leased to a Curaleaf Florida, a Medical Cannabis Dispensary, who recently entered into their second 5 year term which is set to expire or renew in November 2028. Curaleaf Florida is leasing the property on a NNN basis with a current annual net income of \$131,196 with 5% annual escalations. The property has substantial renovations to suit the tenant's needs; the current interior buildout consists of reception, pharmacy, consultation rooms, warehouse, 4 roll up doors with varying levels of dock high loading, excellent exposure on SR 200, and ample parking. The property sits on .64 acres and is located on SR 200 close to I-75, US Hwy 441/301/27, Downtown Ocala, Local Hospitals, and the Marion County Courthouse.

Serving Ocala for Over 40 years!

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