

GUS GALLOWAY REALTY, INC.

# 2001 SW 3RD AVE, OCALA, FL 34471



**For Sale: \$700,000**

11,553 SF Building located just off of HWY 441/301 just south of downtown Ocala and close to all amenities. The property is zoned B-2, Community Business, and sits on .52 acres. The property was formerly used as community housing and can accommodate up to 70 residents. The east side of the building is a designated administrative wing containing 18 individual rooms that are currently used for office, counseling, and storage. In the west wing you will find the residence rooms, bathrooms, kitchen, living quarters, laundry, screened patio, and playground. The sale includes a level of FFE including but not limited to Bunks for 58 residents with locking storage containers, desks, security cameras, appliances (8 Refrigerators 2 ovens, 4 commercial washer/dyers), generator, etc. These types of opportunities can be difficult to find, contact us today to schedule a tour.

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***Serving Ocala for Over 40 years!***

**NOLAN C. GALLOWAY III  
MRE, SIOR, PRESIDENT**

