

Commercial Corner

REDUCED!!!

Southeast Ocala, Florida



Lot # 3 - Alderbrook Commercial Center

- Site is 0.96 acres (198' x 212')...41,817.60 SF
- Corner Lot with Stop Light and Right/Left turn lanes (28,291 daily TRAFFIC COUNT)!
- Site ready for construction in platted subdivision, all that is needed are permits. Start construction before Dec 2012 & avoid Trans. Impact Fees....**savings of over \$15,000!!**)
- Marion County Tax ID # 2737-000-003 (2012 RE Taxes = \$4,394.05).
- Land Use - Commercial Zoning - B2 (Community Business)
- This new Commercial Center is anchored by Aldi Food Store & an Arby's restaurant.
- Other national retailers within ¼ mile - Wal-Mart, Lowes, Bealls, ROSS, Bealls Outlet, Outback, KFC, Burger King, Steak-n-Shake, Verizon, Payless & many more.
- This is a very strong growth corridor for North Central Florida & Ocala particularly.

Being offered at only.....**\$11.95 / SF (\$499,900)**

www.mcbrideland.com



Phone: (352) 401-3755
Fax: (352) 401-3757
Mobile: (352) 362-5226

Aerial with Surrounding Retailers



Aerial zoom

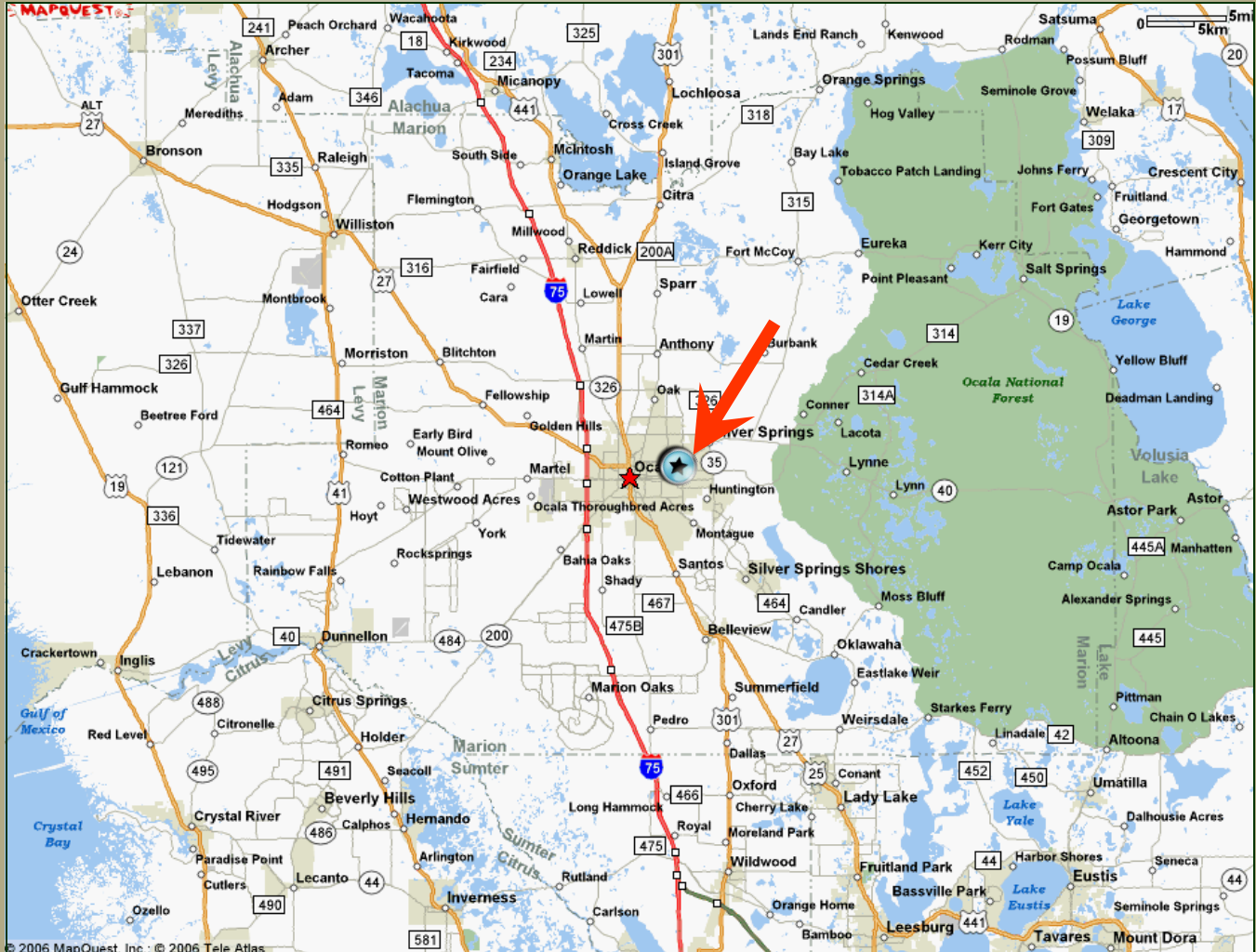


Aerial broad



Directions

Commercial Corner - Alderbrook Lot #3



From Ocala:

From Downtown Ocala, take SR 40 (aka Silver Springs Boulevard) East to property on Right (South side of Road). Property is between Lowes & Wal-Mart and is directly across the street from Outback Steakhouse, which is located in Six Gun Plaza.

Call Nathan Garcia at McBride Land to set up an appointment to view the property (352) 401-3755 or (352) 362-5226.