



For Lease: \$14.00 SF + NNN



**3917 SE Lake Weir Ave
Ocala, FL 34480**

Parcel ID #: 31239-001-00

B-5 Zoning

For Lease \$14.00 SF + Estimated NNN \$3.26 SF



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PROPERTY PHOTOS:



- ◇ **1,240 SF versatile office/retail space** suitable for a wide range of business uses
- ◇ **B-5 zoning** allows for flexible commercial applications
- ◇ **Welcoming open floor plan** at entry, ideal for reception, showroom, or retail display
- ◇ **Two private rear offices/rooms** perfect for meetings, storage, or workspace separation
- ◇ **On-site restroom** for convenience
- ◇ Located in a **well-established, multi-tenant complex** with a strong mix of professional and personal service businesses
- ◇ Vibrant business environment
- ◇ **Excellent visibility and accessibility** for customers and clients
- ◇ **Ample parking** within the complex
- ◇ **Estimated CAM charge: \$3.26/SF**

PROPERTY PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.