

SALE

9TH ST SERVICE STATION

20700 9 Street McIntosh, FL 32664



OFFERING SUMMARY

Sale Price:	\$860,929
Building Size:	2,504 SF
Available SF:	
Lot Size:	0.2 Acres
Number of Units:	1
Price / SF:	\$343.82
Year Built:	1980
Zoning:	C1
Market:	Ocala
Submarket:	Outlying Marion County

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present the 9th St Service Station, located at 20700 9th Street, McIntosh, FL 32664. Situated on an 8,712± SF lot, this property previously operated as a BP gas station, featuring 3–4 underground tanks that have been cleaned and foamed by the seller, offering flexibility for fuel-related operations or redevelopment opportunities. The site also includes a fully permitted auto repair shop and automobile sales/service facility, a use that can be challenging to secure in Marion County, with a Certificate of Occupancy (ALEXANDER) approved on July 6, 2020. The seller is willing to discuss the sale of the existing repair shop inventory and is open to a seller finance .

Zoned C-1 (Commercial – Neighborhood Support), the property allows a variety of retail and service uses, including convenience stores, banks, bakeries, beauty salons, gas stations, small gyms, laundries, restaurants, professional offices, and residential units for owners or employees. Located along US Highway 441, the property benefits from high visibility and strong access to local and regional traffic, with nearby tenants ranging from neighborhood service businesses to national retailers such as Dollar General, Circle K, and Chevron.

The surrounding McIntosh–Micanopy corridor has experienced steady population growth, rising household incomes, and stable employment across healthcare

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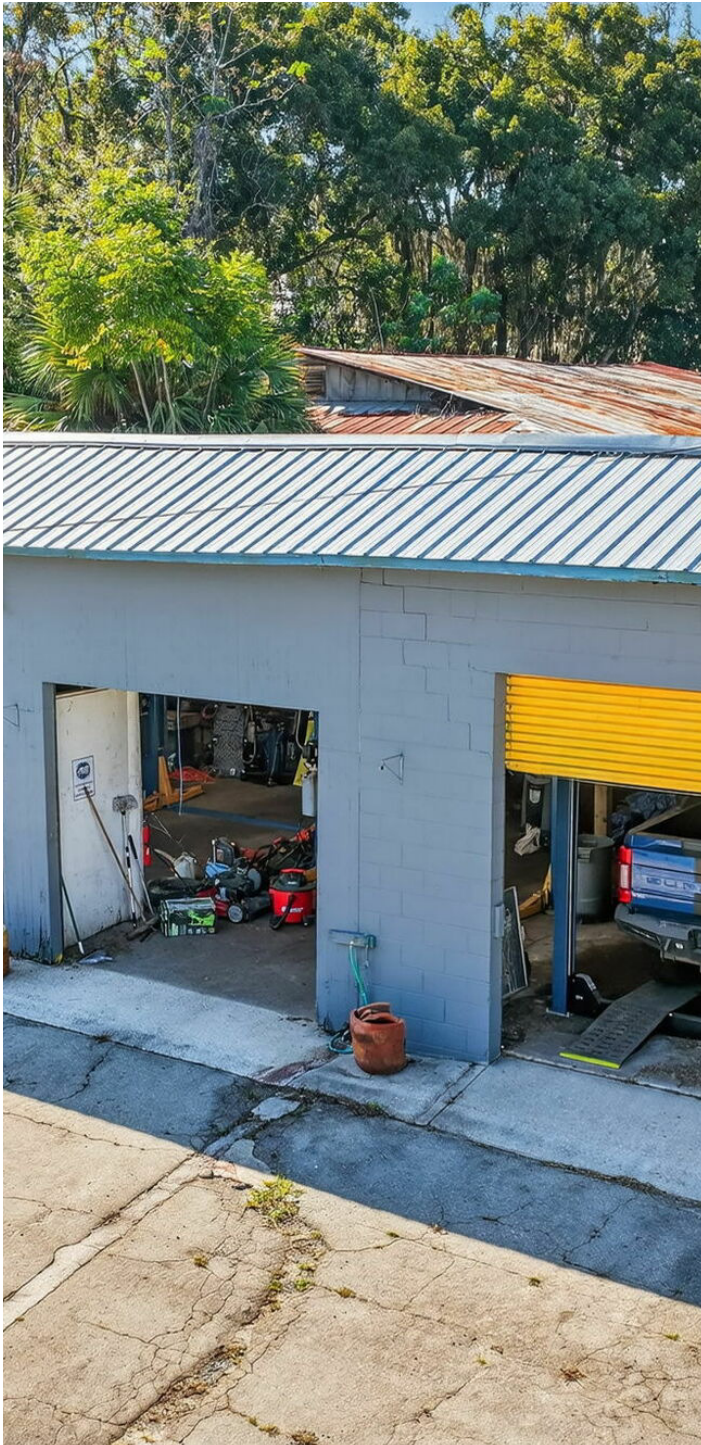


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The surrounding McIntosh–Micanopy corridor has experienced steady population growth, rising household incomes, and stable employment across healthcare, education, logistics, manufacturing, and agriculture, creating a reliable consumer base for commercial and automotive businesses. This property presents a rare opportunity to acquire a fully permitted service station with flexible redevelopment potential in a growing and dynamic trade area.

LOCATION DESCRIPTION

Discover the vibrant commercial potential of McIntosh, FL. Nestled in the heart of the Ocala market, the area offers a perfect blend of small-town charm and growing retail opportunities. With easy access to major roadways and a strong local economy, this location is ideal for retail and street retail investors looking to capitalize on the area's increasing foot traffic and consumer demand. Nearby, explore the historic charm of downtown Ocala, or take advantage of the area's renowned equestrian facilities. surrounded by the natural beauty and commercial energy of

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