



# 1,768SF PROFESSIONAL OFFICE

1431 SW 15TH AVE  
OCALA, FL 34471

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**Bartow McDonald IV**  
Managing Director  
352.274.3800  
[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$234,000
Lot Size:	0.13 Acres
Year Built:	2004
Building Size:	1,768
Zoning:	M-1 Industrial
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$132.35

## PROPERTY OVERVIEW

1,768sf professional office centrally located off 17th Street in the heart of Ocala. Includes three offices, reception area, two restrooms, kitchen, storage room and 15+ parking spaces. Close hospitals, I-75 and many restaurants. Centrally located to downtown Ocala, Silver Springs Shores, Belleview, Marion Oaks and On Top of the World. Perfect for an insurance company, accountant, law practice, real estate or professional service.

## PROPERTY HIGHLIGHTS

- Centrally Located
- Lots of Parking
- Ready for Immediate Occupancy

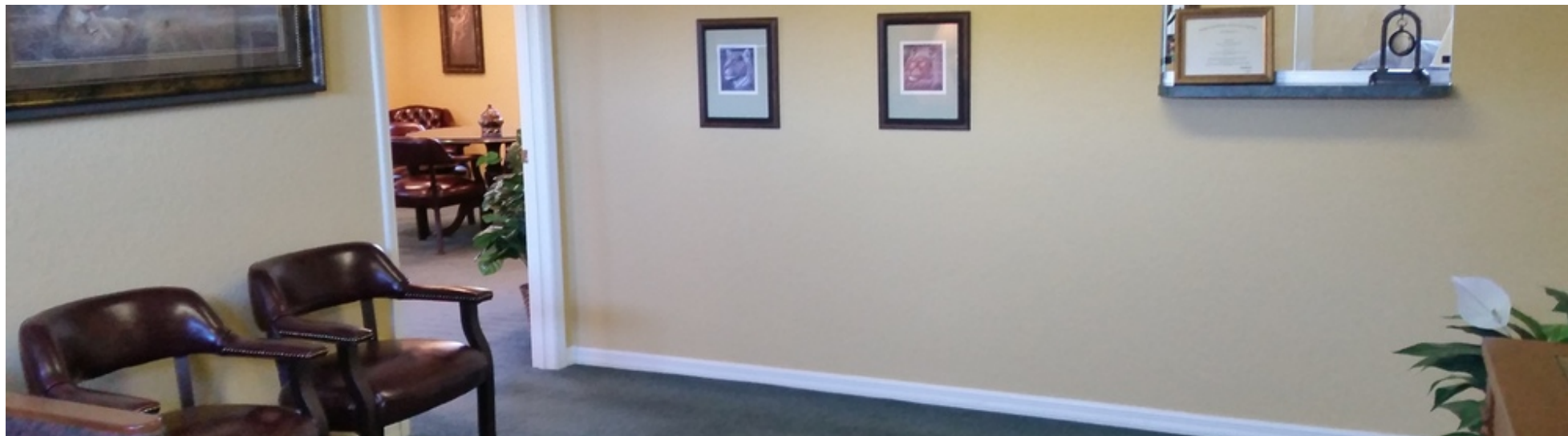




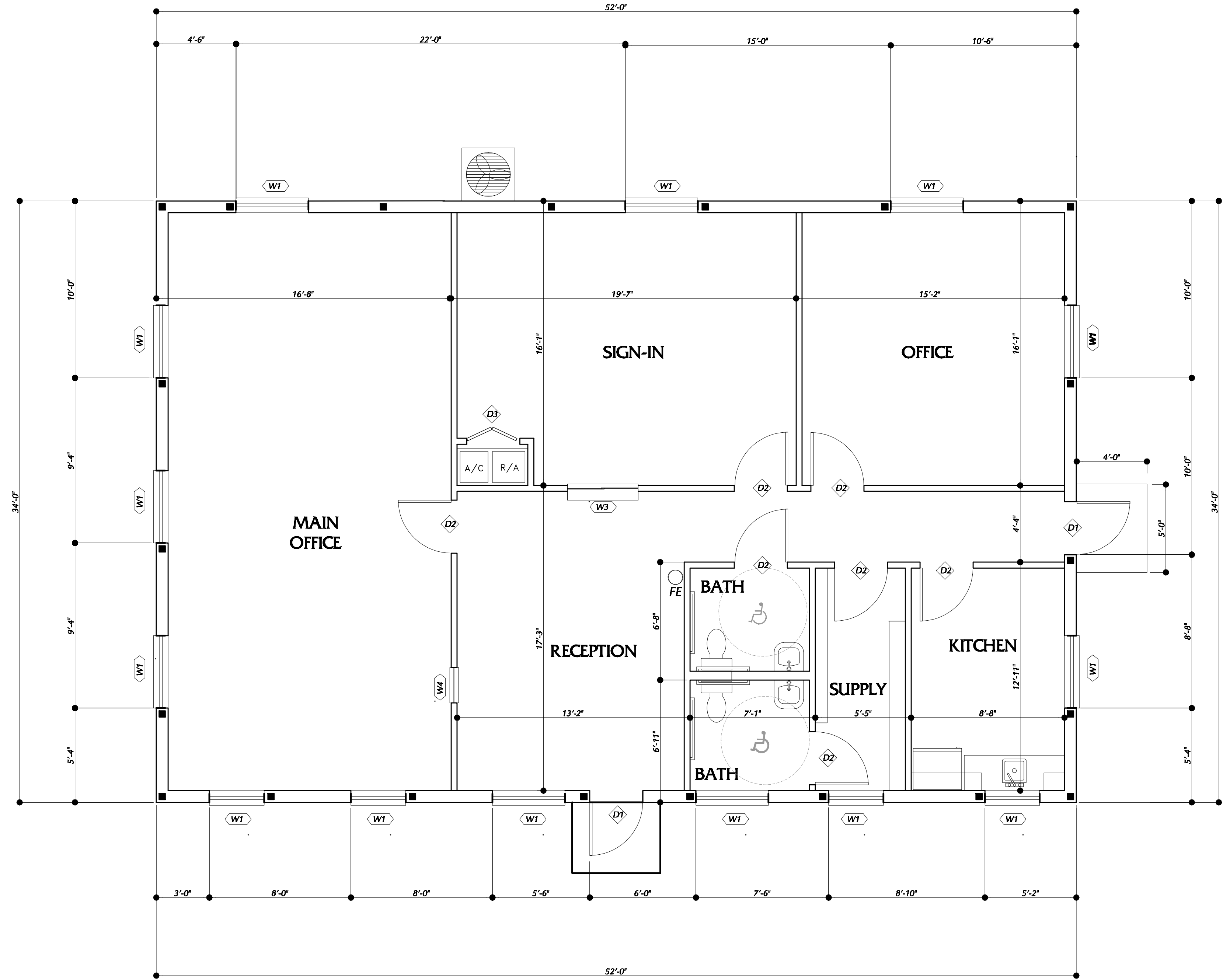








OPENING SCHEDULE							
WINDOW MFR.							
MARK	SIZE	TYPE	WD. ROUGH OPENING	AREA (S.F.)	LINTEL	HDR HT	REMARKS
W1	1630	FIXED	18" x 36"	3.11	LT4	6'-8"	
W2	1640	FIXED	18" x 48"	3.88	LT5	6'-8"	
W3	4030	BI-PASS	49-1/8"x37-1/4"			6'-8"	
W4	2030	FIXED	24" x 36"			6'-8"	ONE WAY MIRROR
DOOR MFR.							
D1	3068	INS. STEEL PANEL	VERIFY	22.77		6'-8"	
D2	3068	WOOD	VERIFY	22.77		6'-8"	
D3	3068	WOOD BI-FOLD	VERIFY	22.77		6'-8"	

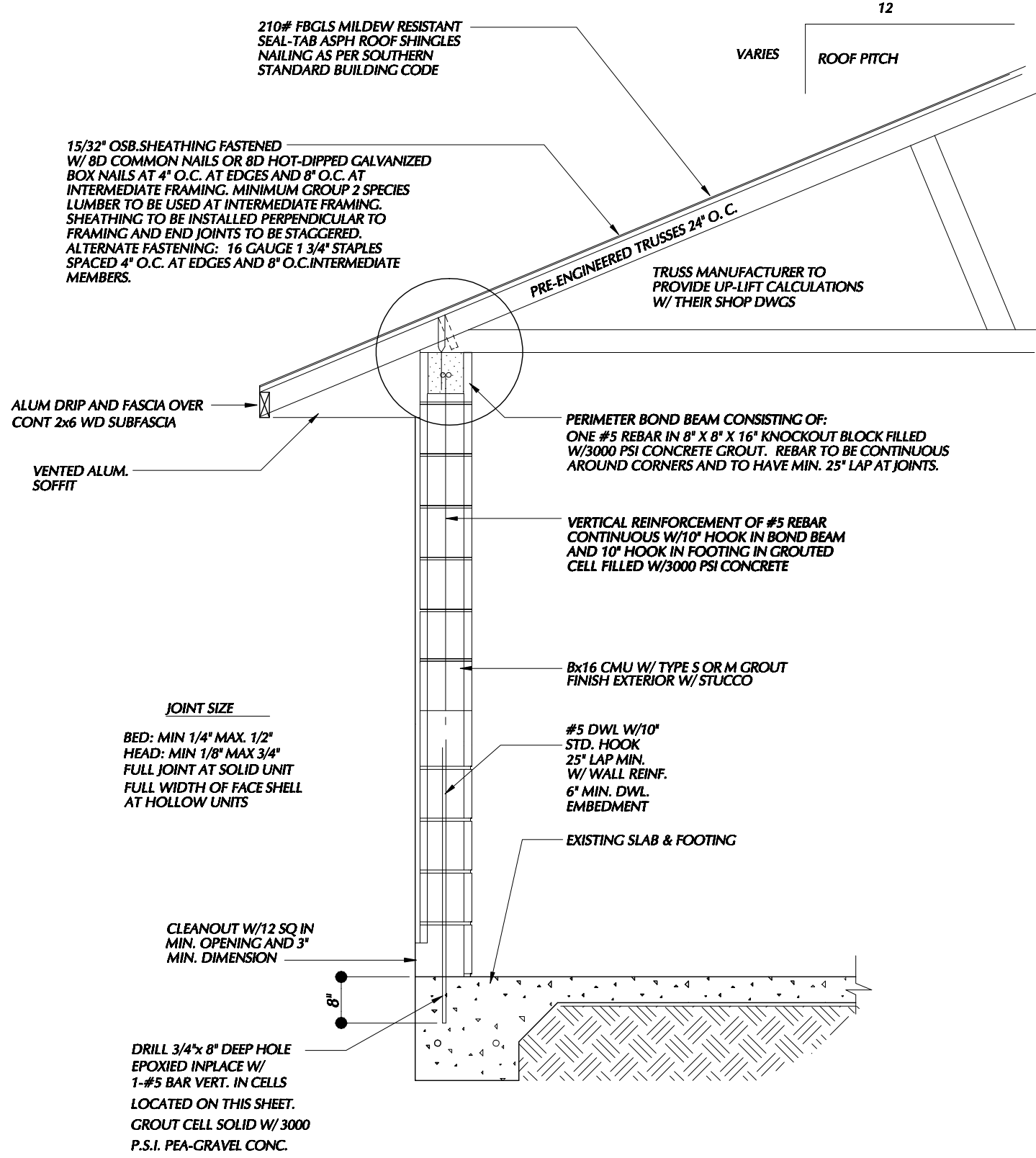
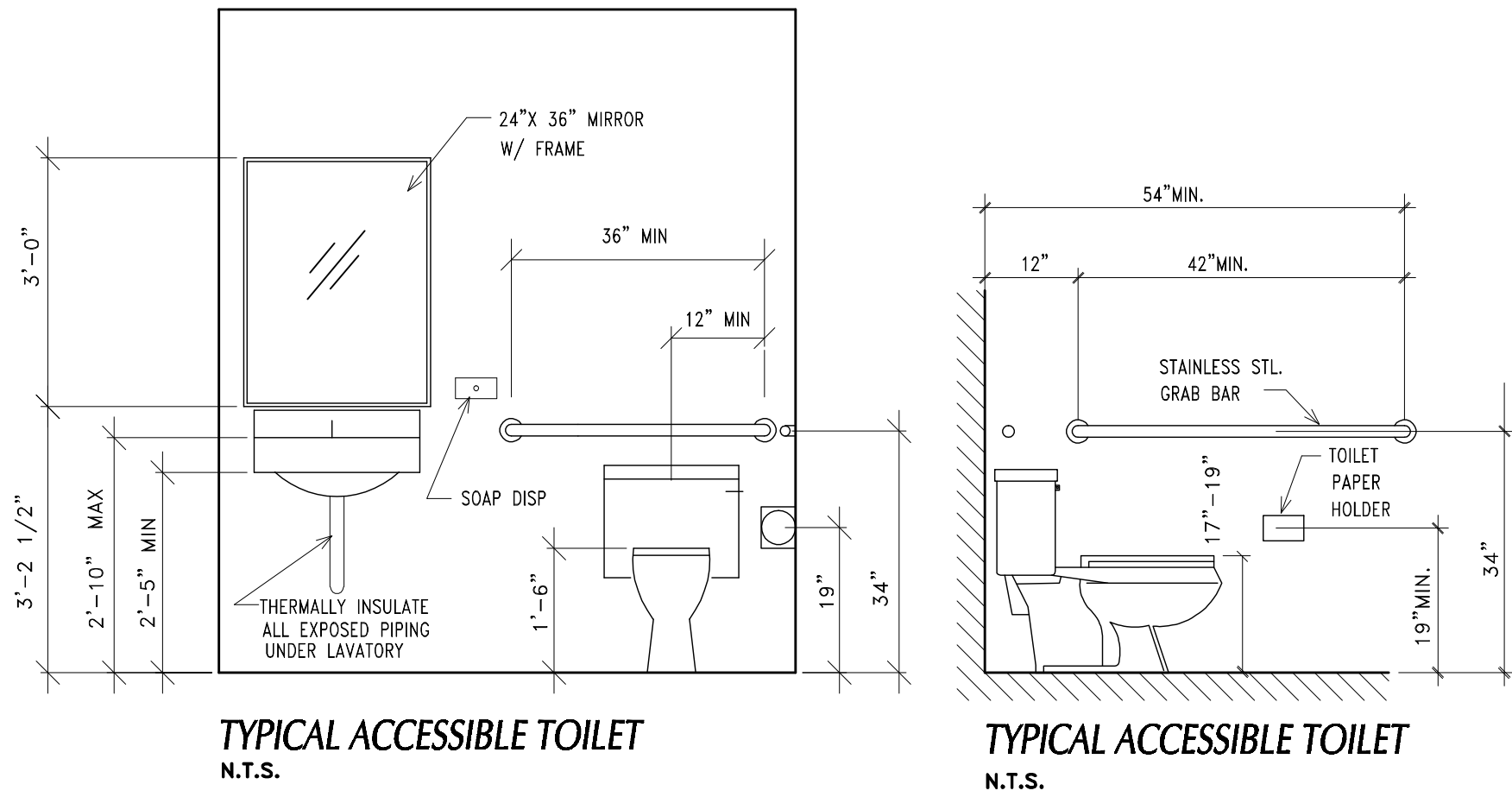


FLOOR PLAN

SCALE: 1/4" = 1'-0"

BUILDING SQ. FT. 1858.0

FE ○ DESIGNATES LOCATION OF WALL MTD. FIRE EXTINGUISHER MIN. CAP. 10A×40 BC



WALL SECTION A

SCALE: 1/2" = 1'-0"

DRAWING ISSUE  
DATE: PRELIMINARY 26 NOV 2002  
REVISED: 01 APR 2003  
12 JUNE 2003  
11 JULY 2003

CONSULTANT

David P. King, Jr  
ARCHITECT

5970 SW FIRST LANE  
OCALA, FL 34474  
VOICE 352.873.3737  
FACSIMILE 873.0737

1037 E NORVELL BRYANT HWY  
HERNANDO, FLORIDA 34442  
VOICE 352.341.0102  
FACSIMILE 352.341.0702

REGISTRATIONS:  
STATE OF FLORIDA AR 12,999  
STATE OF GEORGIA 5044

DRAWN BY: MAN

CHECKED BY:

APPROVED BY:

ARCHITECT'S PROJECT No.:

PROJECT

OFFICE

for  
TRANSLAND  
MORTGAGE  
COMPANY

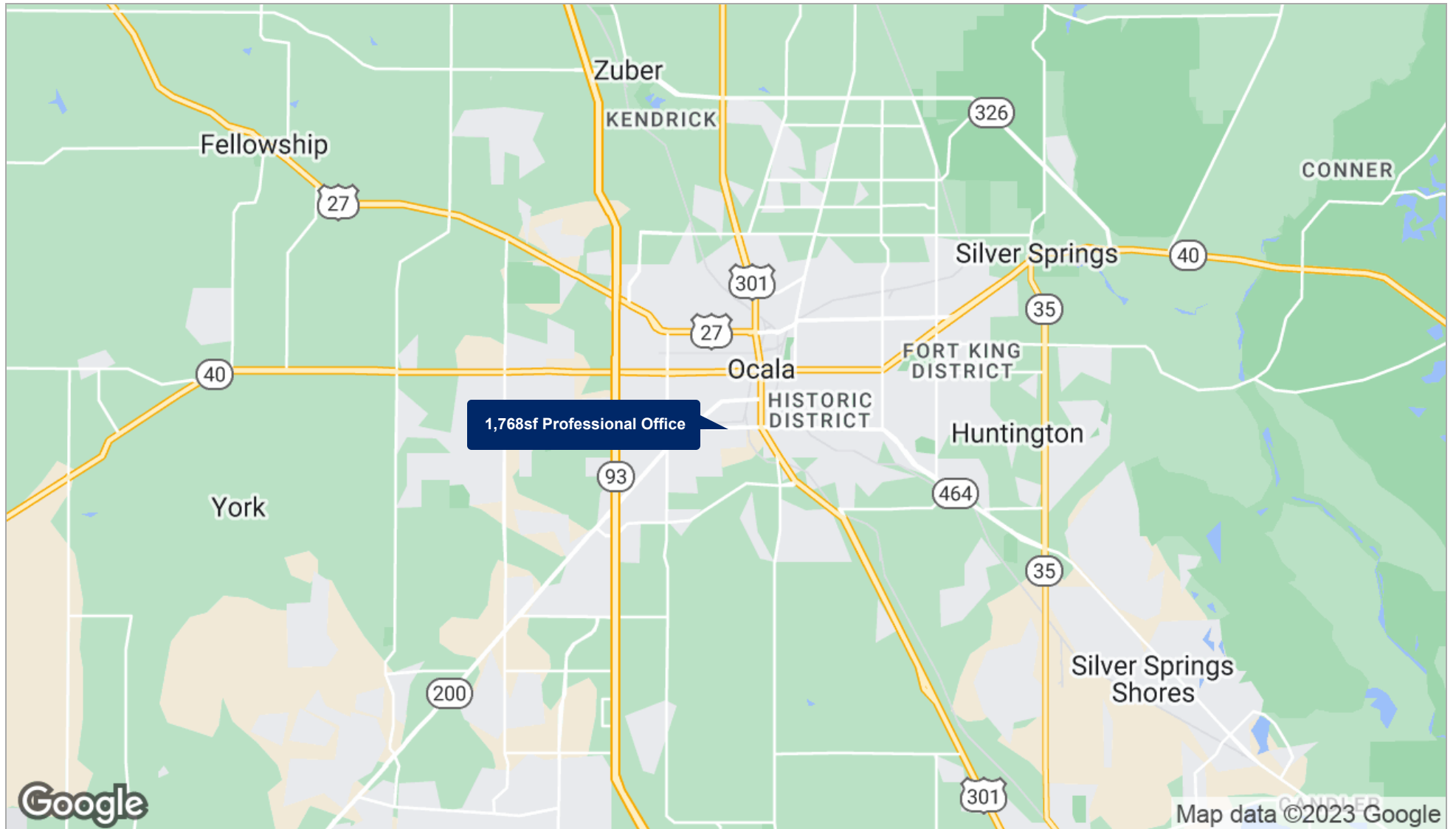
OCALA, FLORIDA

SHEET TITLE:

FLOOR PLAN

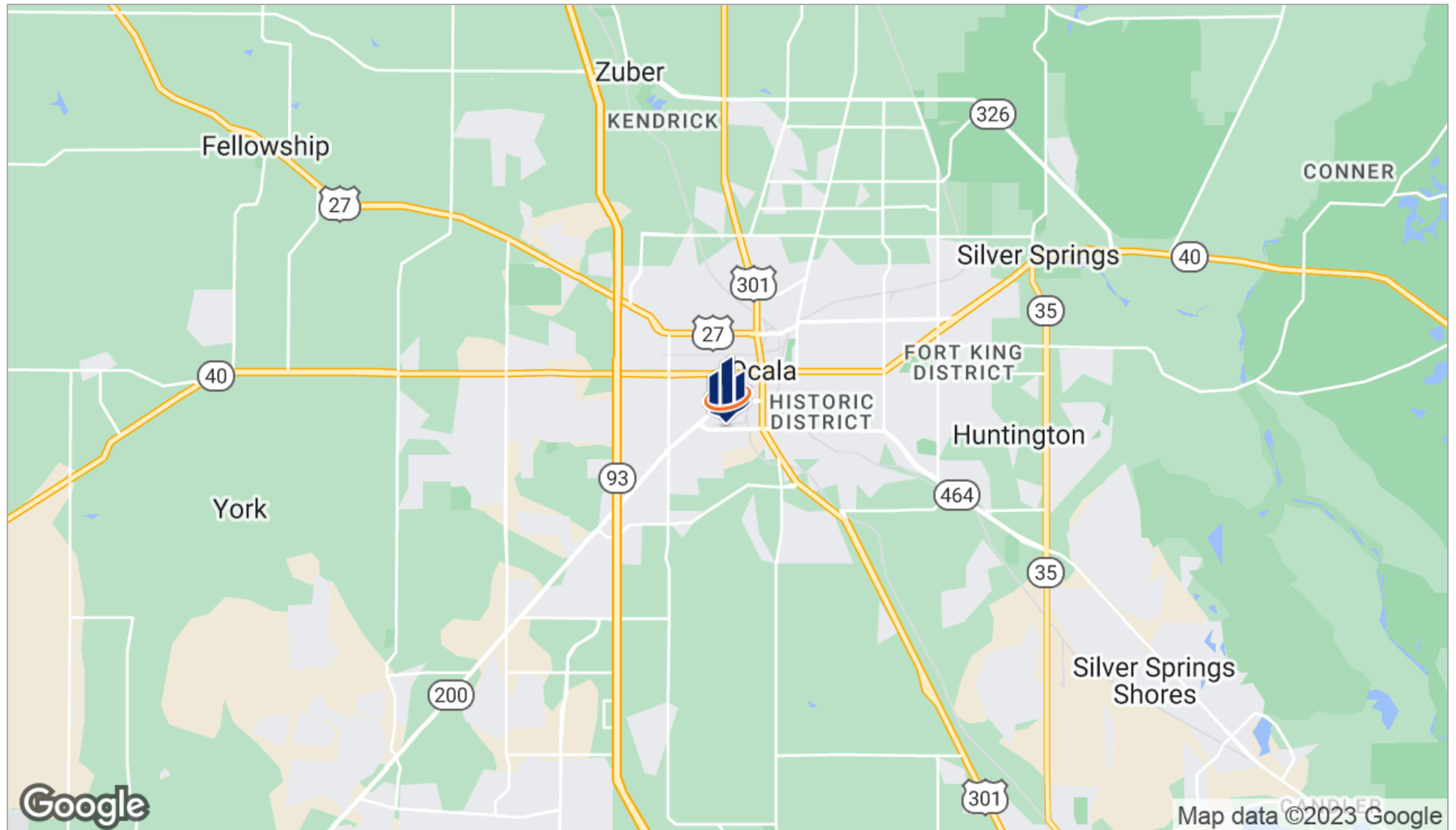
SHEET NUMBER 3 OF 6

# Regional Map





# Location Maps





# Aerial Map



1,768sf Professional Office

Google

Imagery ©2023 Maxar Technologies, U.S. Geological Survey



This map illustrates the drive-time accessibility of Ocala, Florida, from a central point. Three concentric circles represent 10, 20, and 30-minute drive times. The map shows a network of roads and highways, including I-75, US-41, US-301, and US-44. Various cities and towns are labeled, such as Williston, Blitchton, Fellowship, York, Marion Oaks, Summerfield, Lady Lake, and Wildwood. The map also shows geographical features like water bodies and parks. The Google logo is visible in the bottom left corner, and the text 'Map data ©2023 Google' is in the bottom right corner.

\* Demographic data derived from 2020 ACS - US Census

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# Advisor

## BARTOW MCDONALD IV

Managing Director



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## PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served as chairman of the board for RMI [Reciprocal Ministries International], board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

## EDUCATION

MBA, University of Florida  
BS, University of Florida