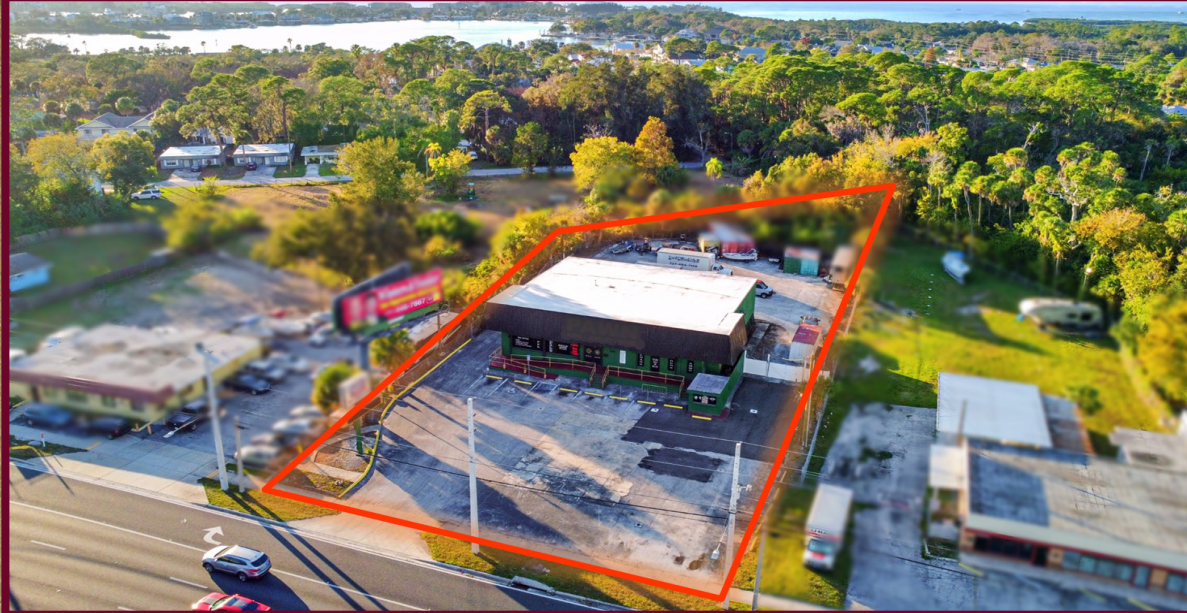


FOR SALE

- ◆ Owner User opportunity - Freestanding 4,670 sf building on .98 acres
- ◆ Unique chance to acquire a building that has an air-conditioned store front w/ separate warehouse space
- ◆ Building features include spacious sales floor, multiple private offices & 2,280 sf+ warehouse space with mezzanine and two rear load doors
- ◆ Property has experienced newly painted façade, refreshed signage, upgraded site work & roof replaced in 2020
- ◆ Roll up doors across all windows & and points of entry with interior/exterior cameras & alarm system provide upgraded security.
- ◆ Fenced lot with outdoor office & storage allow for truck & trailer parking
- ◆ Situated on the W side of US Hwy 19 with great frontage, easy ingress & egress, & 60K vehicles passing daily
- ◆ Billboard and Income will convey

* *Do not disturb or visit site without broker*



FOR SALE
FREESTANDING PORT RICHEY BUILDING
8201 US 19 · Port Richey, FL 34668
Sale Price \$1.3 M

Eugene Ruiz
Commercial Associate

Cell: (813) 765-4274
Office: (727) 376-4900

eruiz@cap-realty.com
www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

OFFERING SUMMARY

ADDRESS 8201 US 19, Port Richey
COUNTY/MARKET Pasco / Tampa Bay Area
PARCEL ID# 29-25-16-0000-02800-0000
AVAILABLE SPACE 4,670 SF
USE General Commercial
ZONING C3
YEAR BUILT 1984
UTILITIES City of Port Richey Utilites
PARKING 16 spaces



[CLICK HERE](#)



for Port Richey Zoning Information

DEMOGRAPHICS 5 MILES



Population Est: 138,519



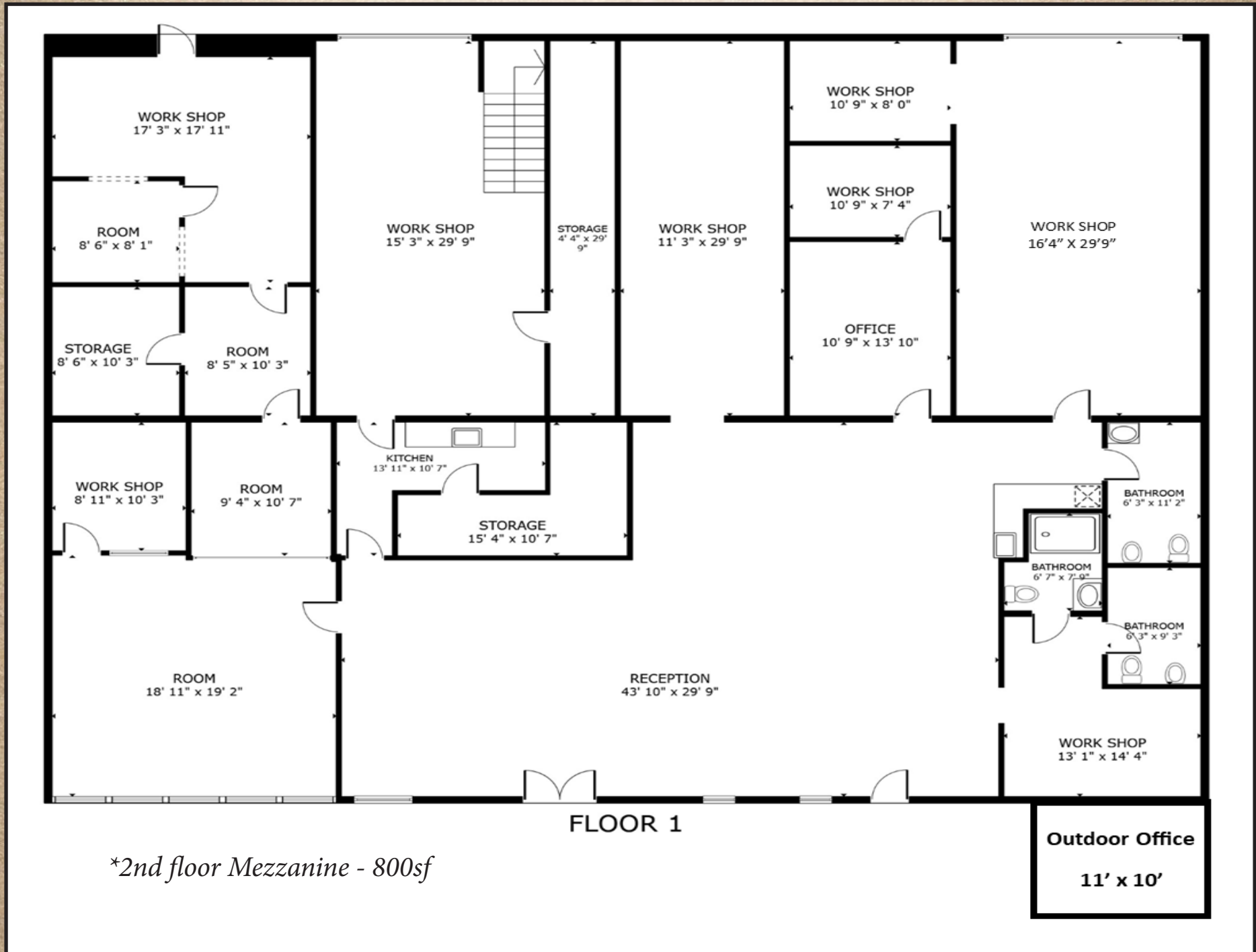
Median Age: 45.2



Avg HH Income: \$57,768



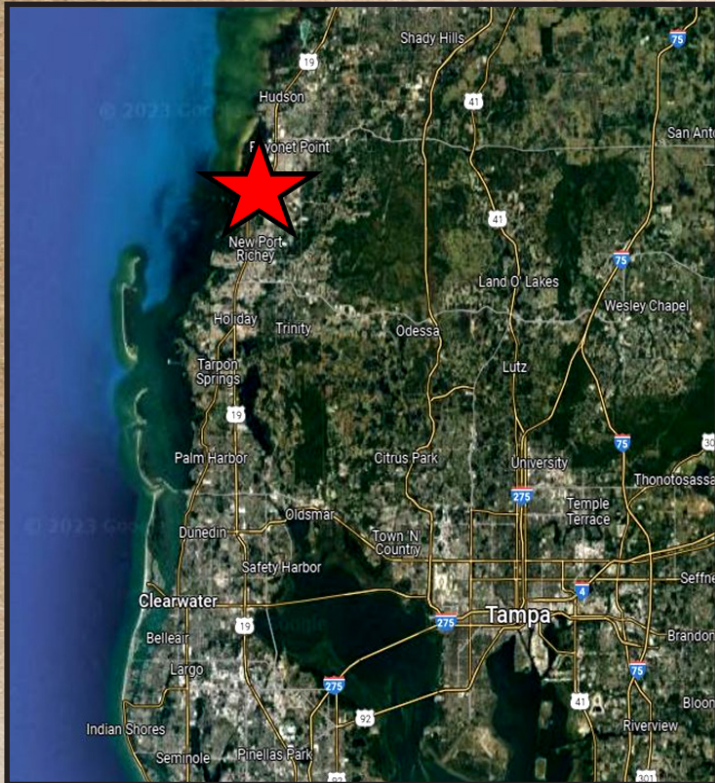
Floor Plan



LOCATION SUMMARY

The subject property is in Port Richey, FL which is in the West Pasco Submarket of the northern part of the Tampa Bay Region. Positioned directly on US 19 just south of Ridge Rd; this area is recognized as one of the fastest growing regions in the country.

Less than 1.5 miles to major retailers including Walmart and Home Depot.



LOCATION MAP

