

5509 GRAND BOULEVARD, NEW PORT RICHEY, FL 34652



MULTI-STORY BUILDING FOR SALE

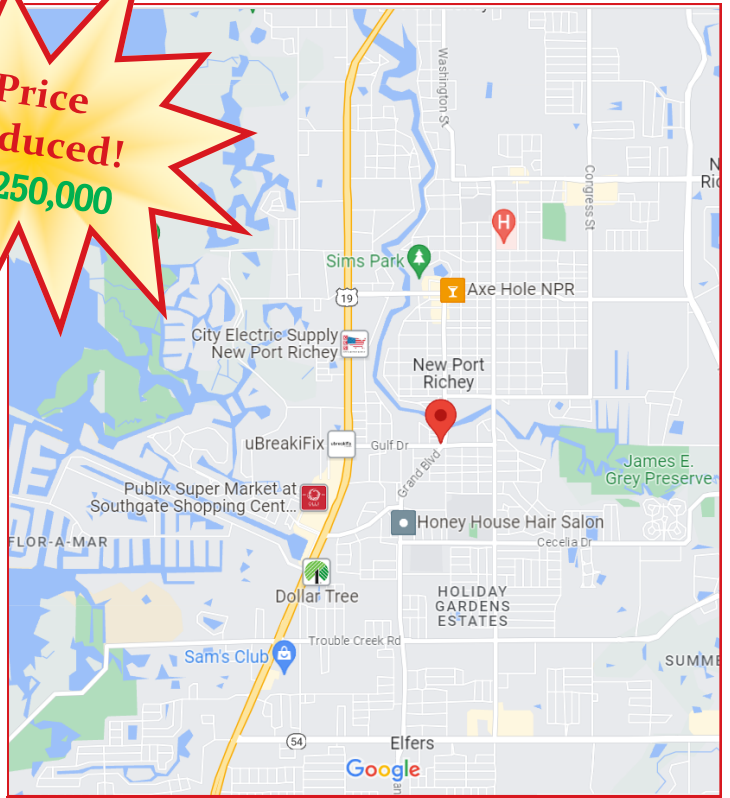
Offered at: ~~\$1,299,000~~

Price
Reduced!
\$1,250,000

Location: At the NW corner of Grand Blvd. & Gulf Drive in New Port Richey

Property Highlights:

- 100% Fully Occupied 3-Story Office Building
- 16,000 Gross Square Feet
- Property is close the downtown New Port Richey & US HWY 19
- Cap Rate is at a 9%+



FOR MORE INFORMATION

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5636 Grand Blvd., Suite A
New Port Richey, FL 34652
727.849.2424
www.figrey.com

Established in 1924
Serving Florida for over 99 years!

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Demographics			
	Radius		
	1-Mile	3-Miles	5-Miles
Population:	12,812	74,916	159,267
Households:	5,904	33,658	69,040
Average HH Income:	\$63,600	\$65,752	\$68,829
Traffic Counts: (FDOT)	AADT - 6,600 on Grand Blvd. 7,500 on Gulf Dr.		

PROPERTY STATISTICS	
Building	
Size	16,221 ± sf
Use	Office
Materials	Tile or Wood Frame Stucco
Site	
Size	.87 ac
Zoning	OFC
Taxes (2022)	\$17,672.77

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