

2435/2449 GRAND BOULEVARD, HOLIDAY, FL 34690



.76± ac

## FREESTANDING BUILDING FOR SALE

Offered at: \$1,200,000

**Location:** SW Corner of Sunray Dr. and Grand Blvd. in Holiday

### Property Highlights:

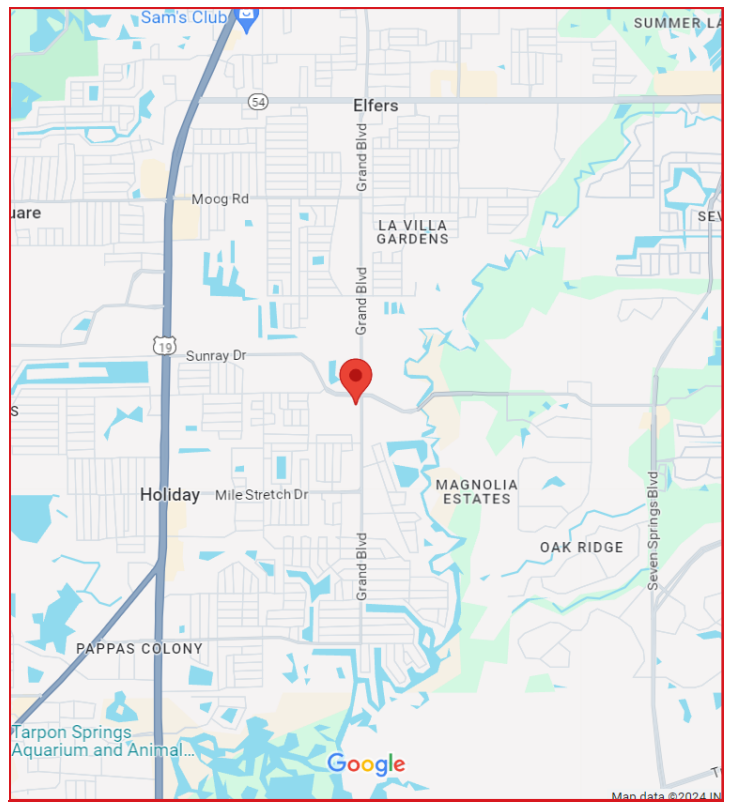
- Currently a Marine Repair Shop and Boat Storage
- Freestanding Building, 1,362± SF
- Zoned C2
- Located at a lighted intersection on Grand Blvd. Close to US HWY 19

### FOR MORE INFORMATION

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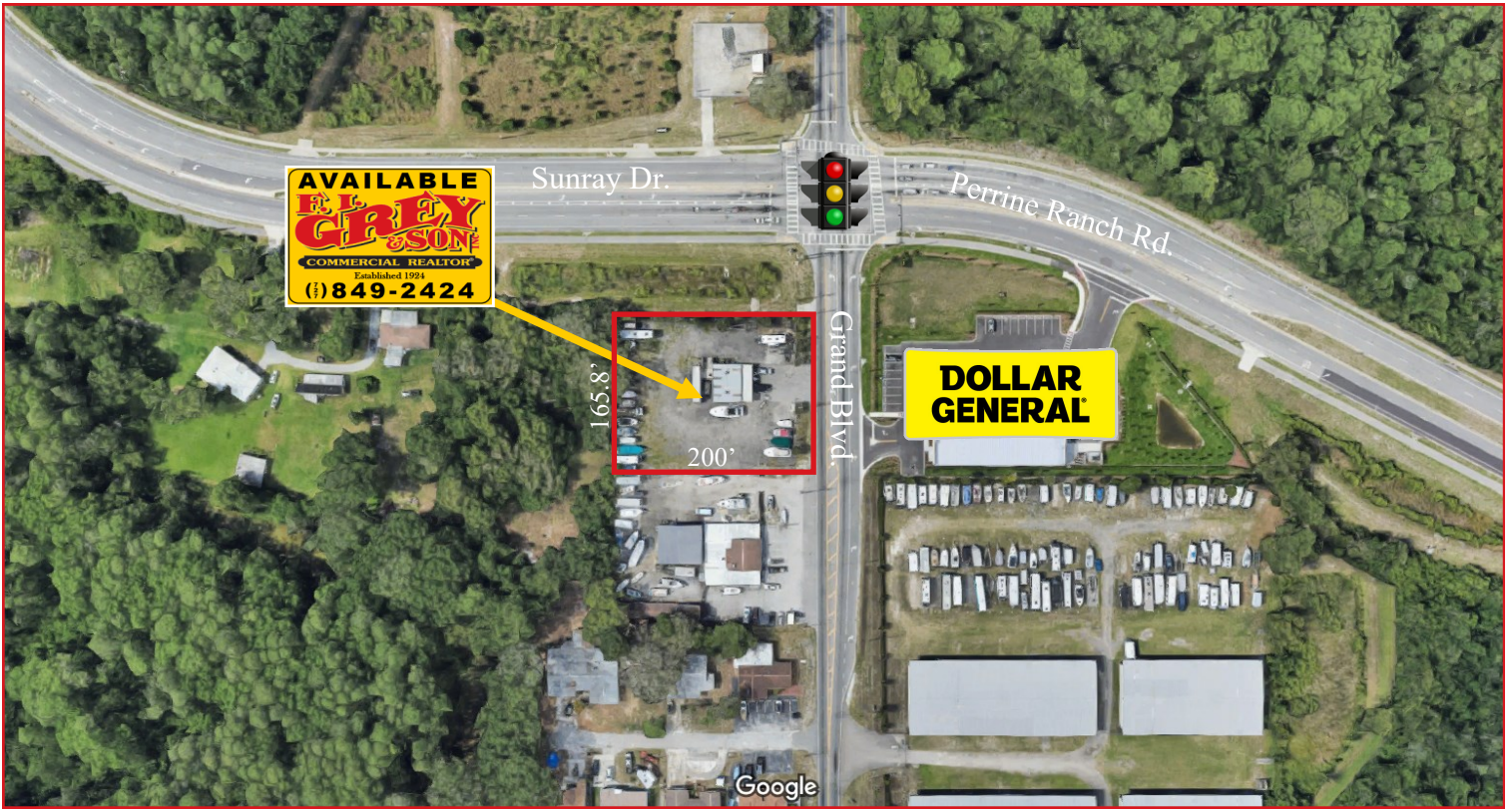


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5636 Grand Blvd., Suite A  
New Port Richey, FL 34652  
727.849.2424  
www.figrey.com

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*Serving Florida for over 100 years!*



Demographics			
	Radius		
	1-Mile	3-Miles	5-Miles
<b>Population:</b>	9,951	80,996	155,035
<b>Households:</b>	4,122	34,241	67,119
<b>Average HH Income:</b>	\$68,309	\$68,327	\$81,032
<b>Traffic Counts: (FDOT)</b>	AADT: 15,000 Grand Blvd		

PROPERTY STATISTICS	
<b>Building</b>	
<b>Size</b>	1,362± sf
<b>Use</b>	Repair Shop
<b>Materials</b>	Modular Metal
<b>Site</b>	
<b>Size</b>	0.76± ac
<b>Zoning</b>	C2
<b>Taxes (2023)</b>	\$3,098.18

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