MIXED USE C2 ON 2.16± AC | 3,960± SF

Owner/User or Income Producing Investment *9747 US Hwy 19, Port Richey, FL 34668*



COMMERCIAL DIVISION



FOR SALE

- 2.16± Acres Total
- 3,960± SF Service Shop w/ 6 Drive-in Bays
- 1.8± Acres Vacant C2 Land
- Access From US 19 & Scenic Drive
- Signage
- Great location with 235± ft Frontage on US Highway 19
- Sale Price: \$1,249,900



ALEX HAMILTON

Commercial Real Estate Advisor

727-514-2414

ahamilton@bhhsflpg.com

ahamilton.bhhsfloridaproperties.com

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

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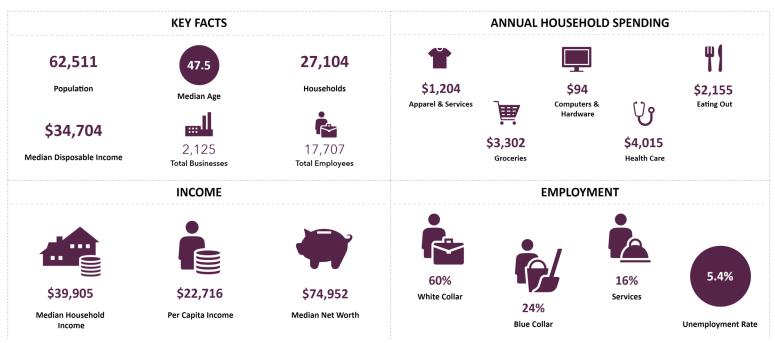
COMMERCIAL DIVISION

Welcome to the ultimate commercial property! This 2.16± acres of mixed-use commercial property includes a 3,960± square foot service shop with 6 drive-in bays on a 0.36± acre parcel, and an additional 1.8± acres MOL of C2 vacant land.

The property includes deeded entrances from US Hwy 19 and Scenic Drive, providing excellent visibility on a major commuter highway.

With flexible tenancy and development options, this property is perfect for any business or investor looking to establish a presence in a high-traffic area. The location is truly unbeatable, with a traffic count of 55,000 AADT on US Hwy 19.

AREA DEMOGRAPHICS (3 MILE RADIUS)



*Officer of Seller is related to Real Estate Listing Agent