

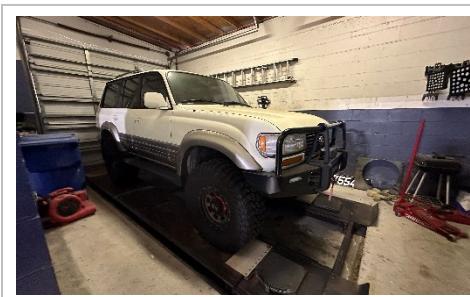
# FOR LEASE

5945 Massachusetts Avenue, New Port Richey, FL 34652

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



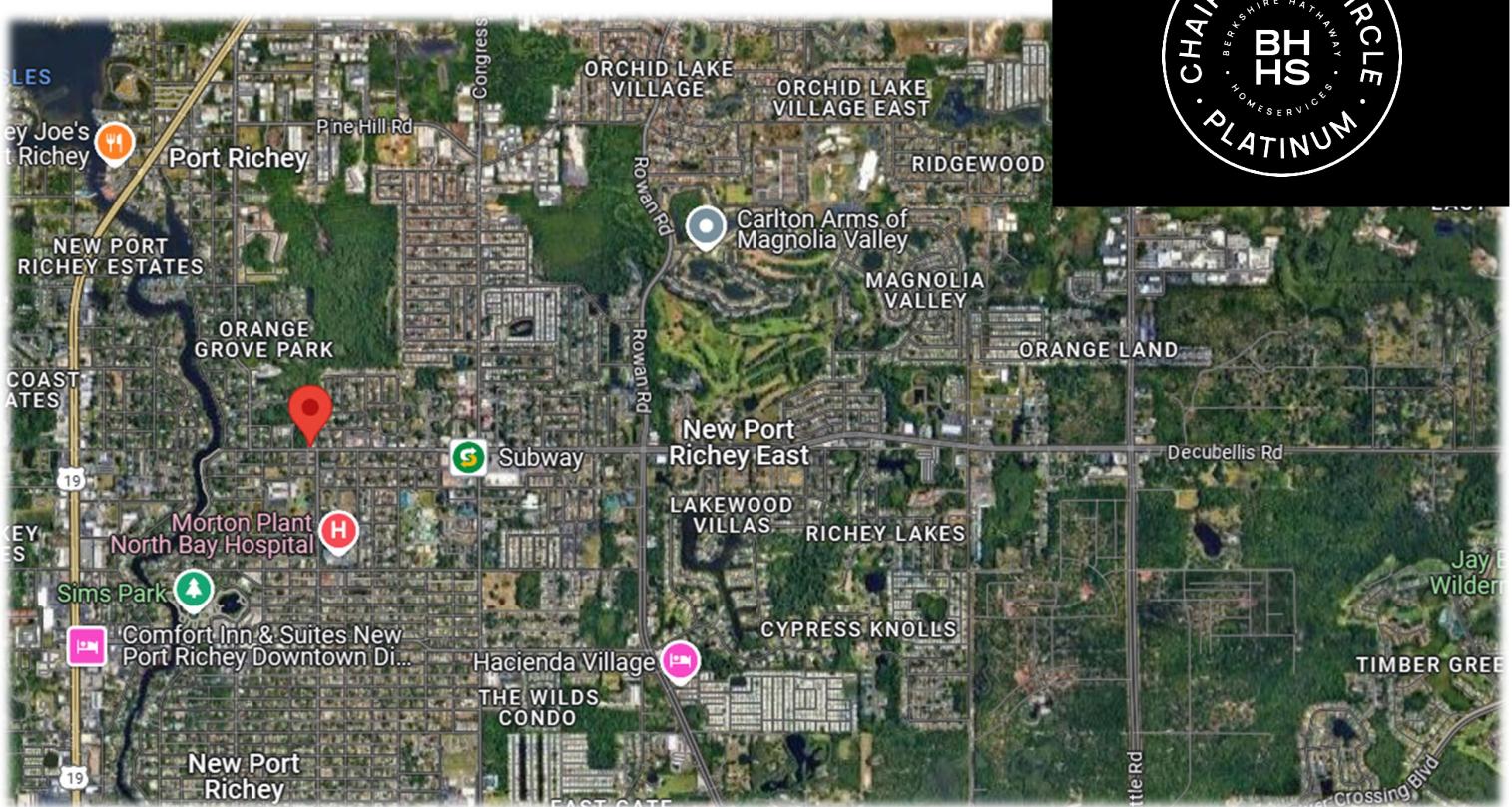
- 1,588 SF - Quick Occupancy
- Fully Operational with 3 Interior Bays and 1 Exterior Bay with Lifts
- Reception Area with Customer Seating
- Use of Repair Shop Equipment
- Office and Parts Storage Areas
- Two 10'x10' and Two 9'x10' Grade Level Overhead Doors
- Secure Vehicle Staging Area- Fully Fenced
- Zoned C-2 Commercial General
- Lease Rate: \$3,500/Month



RENEE (DYER) LANDES, CCIM, ALC

Renee@ReneeLandes.com  
(727) 460-4901

**RENEE**  **LANDES**  
COMMERCIAL REAL ESTATE



#### DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	11,998	70,097	152,898
Avg. HH Income	\$65,178	\$69,292	\$71,347
Median Age	49.6	49	47.8
Total Households	5,543	31,587	67,016

#### DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	15,808	79,704	175,799
Avg. HH Income	\$61,236	\$66,970	\$70,835
Median Age	49	47.4	47.9
Total Households	7,253	35,135	76,759

## Turnkey Auto Repair Shop

### QUICK OCCUPANCY | JUST BRING YOUR TOOLS

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This turnkey auto repair shop offers an incredible opportunity to walk in and start operating immediately. The property features three interior bays and one exterior bay, all equipped with lifts, plus two 10' x 10' and one 9' x 10' grade-level overhead doors for easy access. Inside, you'll find a welcoming reception area with ample customer seating, a dedicated office space, and a parts storage area to keep your operation organized. Use of Auto Shop equipment can include alignment machine, tire balancing machine, automotive AC machine, oil change containers and dedicated air compressor with lines. A fully fenced vehicle staging area provides added security and functionality. Whether you're expanding your business or launching a new venture, this space is ready to take your automotive services to the next level.

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