

FOR SALE

- ◆ 2 Buildings located in New Port Richey on 1.53 acres
- ◆ Good visibility on Rowan Road with ample parking for commercial use
- ◆ Income potential includes:
 - Commercial Use (currently built out and equipped salon) with restroom and laundry room includes washer/dryer
 - Apartment #1 – 1BR/1Ba with a den and fireplace
 - Apartment #2 – 1 BR/1BA
 - Free-standing Cottage Apartment (rear of property)



Unique Live / Work Opportunity
5611 & 5621 Rowan Rd. • New Port Richey, FL 34653
Sale Price: \$299,000



Heidi Tuttle-Beisner, CCIM

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PROPERTY FEATURES

- ◆ New Roof in 2019 and units have new, energy efficient windows
- ◆ All Yards are fenced, and apartments are freshly painted
- ◆ All units are vacant and ready for immediate occupancy
- ◆ Storage shed located on rear of property
- ◆ Property also includes pad for mobile home
- ◆ So many possibilities for business and rental income



BUILDING SPECIFICATIONS

Land Size: 1.53 Acres +/-

Building Size: 2,844 sf

Stories: 1

Year Built: 1979; New roof & windows in 2019

Parking: 13-18 total spaces

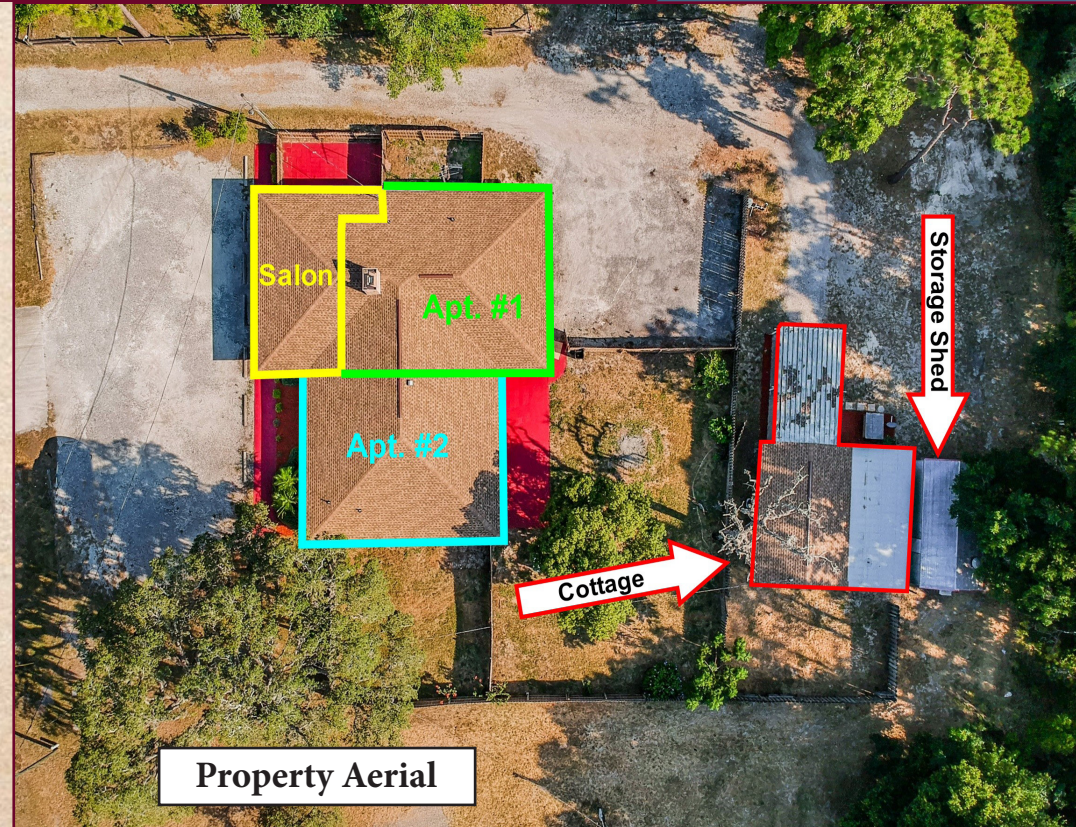
Zoning: Mixed Use

Possible Uses: Live/Work; Retail; Multi-Family

Utilities: Property is on well and septic



COTTAGE & STORAGE SHED



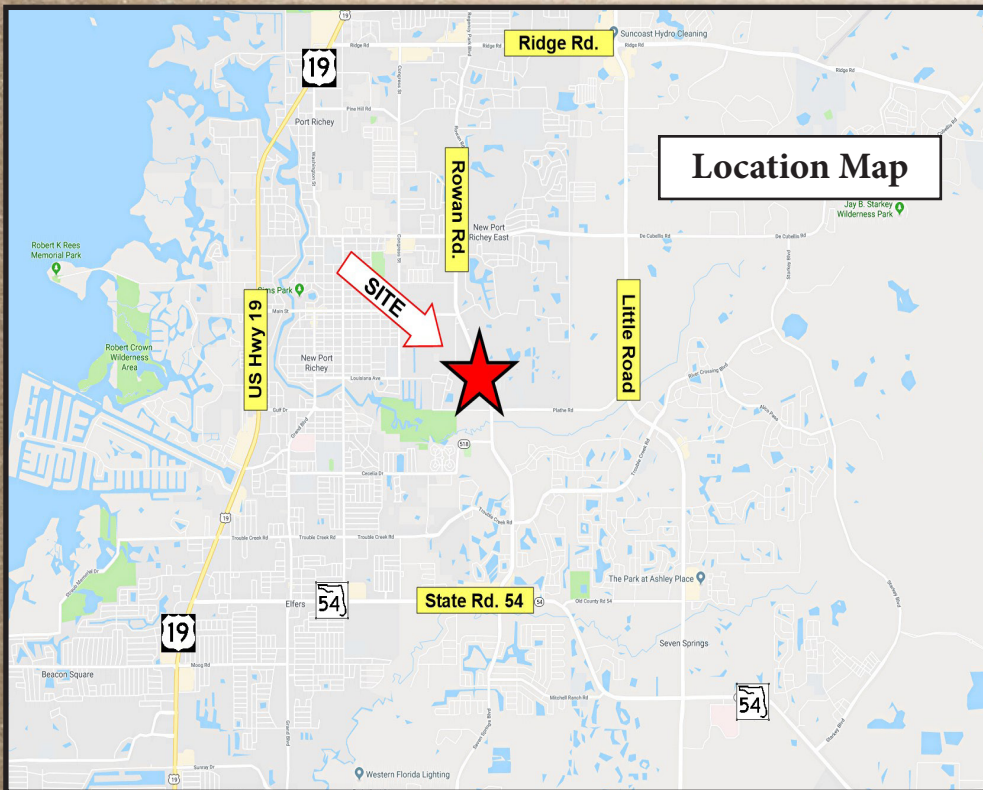
Property Aerial



COMMERCIAL ASSET PARTNERS



PARCEL MAP



Location Map



For more information, please call Heidi Tuttle-Beisner • Cell: (727) 992-1674 • Email: htuttle@cap-realty.com