



**BERKSHIRE
HATHAWAY**
HomeServices
Florida Properties Group
COMMERCIAL DIVISION

Offering Memorandum



6609 River Road, New Port Richey, FL 34652

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Executive Summary

Property Description:

Genesis Elementary School has been close to local hearts since the 1970's. Recently, the school has made a successful move to Trinity, FL and is continuing to grow! The original property, known as the West Campus, is offering a unique opportunity to establish a new life on its grounds. It is located just north of New Port Richey's booming downtown and just West of the Cottee River. The property features mature, park-like landscaping, fenced and shaded outdoor areas, convenient parking, and a location that is convenient, yet also quiet.

The entire offering includes 4 parcels totaling 2.04± commercially zoned acres and 4 buildings totaling 7,768± RSF, laid out for primary education use, and 3 small parking lots. The property boasts exceptional access with frontage on 3 sides and siting 1 block east of US Hwy 19.

Ideal for continued use as a school, this property could potentially also serve as a day care center, bed and breakfast, nursing home or faith campus with use approvals.

Highlights:

- 4 individual buildings built-out for primary education
- Buildings totaling 7,768± SF
- Over an acre of greenspace (complete with one of the largest oak trees in West Pasco)
- Playground equipment, small soccer field and basketball court
- Total of 13 classrooms and 11 restrooms
- Parking capacity for roughly 20-24 cars
- Fencing around the whole property

Sale Price: \$600,000.00



Executive Summary

Parcel ID: **05-26-16-0030-20200-0130 (Middle Parcel)**
 Land AC/SF size: 0.17 acres; 7,405 SF
 Road Frontage: 70' on River Rd
 Zoning: R/O (NPR)
 Future Land Use: Residential & Office (mix use)
 Flood Zone: AE

Building #1 - The Hilton
 Size: 905 RSF; 1,285 GSF
 Year Built: 1961

Parcel ID: **05-26-16-0030-20200-0131 (North Parcel)**
 Land AC/SF size: 0.44 acres; 19,166 SF
 Road Frontage: 286.3' on River Rd & Legion Pl.
 Zoning: R/O (NPR)
 Future Land Use: Residential & Office (mix use)
 Flood Zone: AE

Building #1 - The Office
 Size: 2,759 RSF; 2,953 GSF
 Year Built: 1969

Building #2 - The Wing
 Size: 1,440 GSF & RSF
 Year Built: 1985

Parcel ID: **05-26-16-0030-20200-0135**
 Land AC/SF size: 0.36 acres; 15,682 SF
 Road Frontage: 150' on River, 94.61' on Green Key
 Zoning: R/O (NPR)
 Future Land Use: Residential & Office (mix use)
 Flood Zone: AE

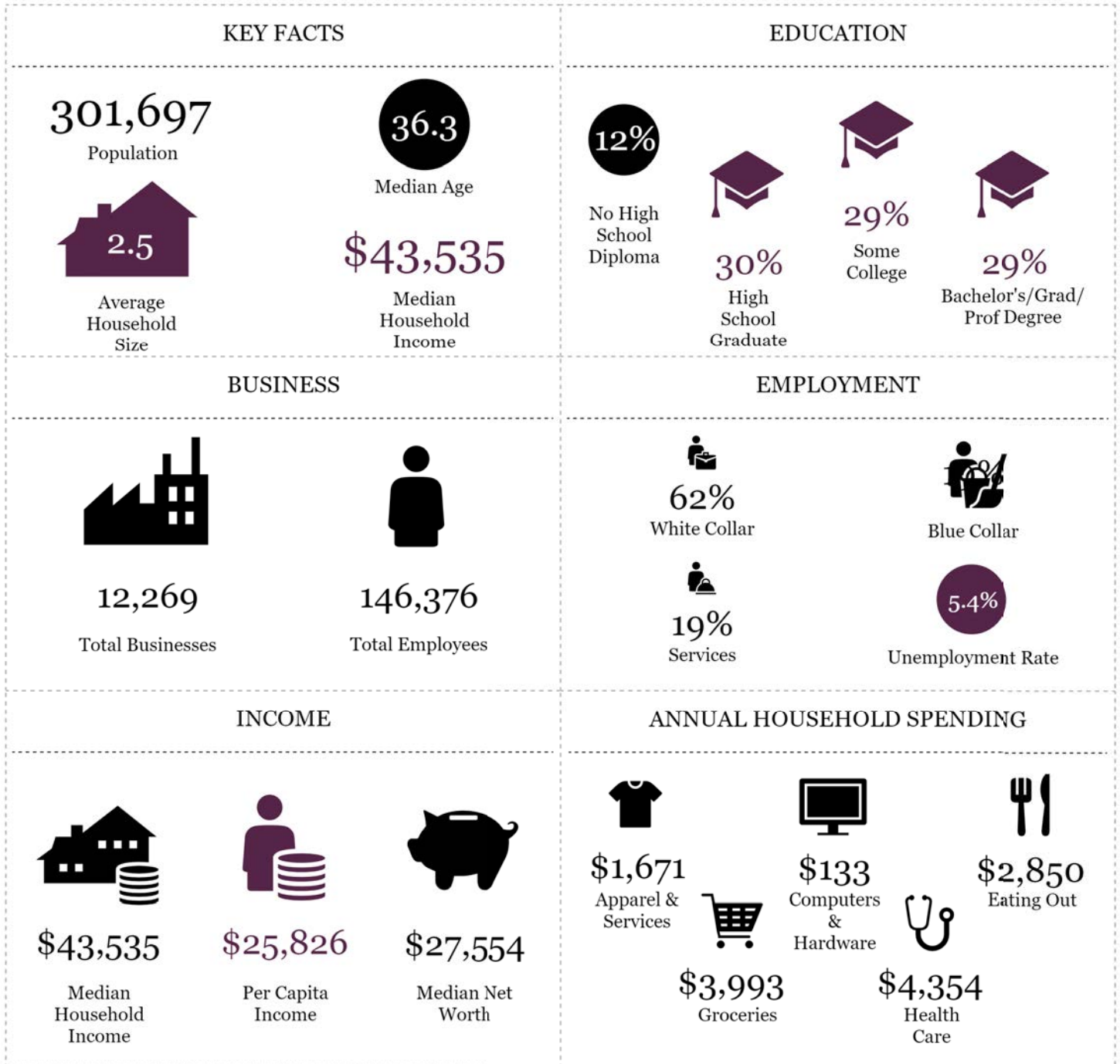
Building - Preschool (yellow)
 Building Size: 2,664 RSF; 2,980 GSF
 Year Built: 1978

Parcel ID: **05-26-16-0030-20200-0141**
 Land AC/SF size: 1.07 acres; 46,609 SF
 Road Frontage: 100' on Legion Pl, 100' on Green Key
 Zoning: HWY/Comm (NPR)
 Future Land Use: Low-Medium Density Residential
 Flood Zone: AE



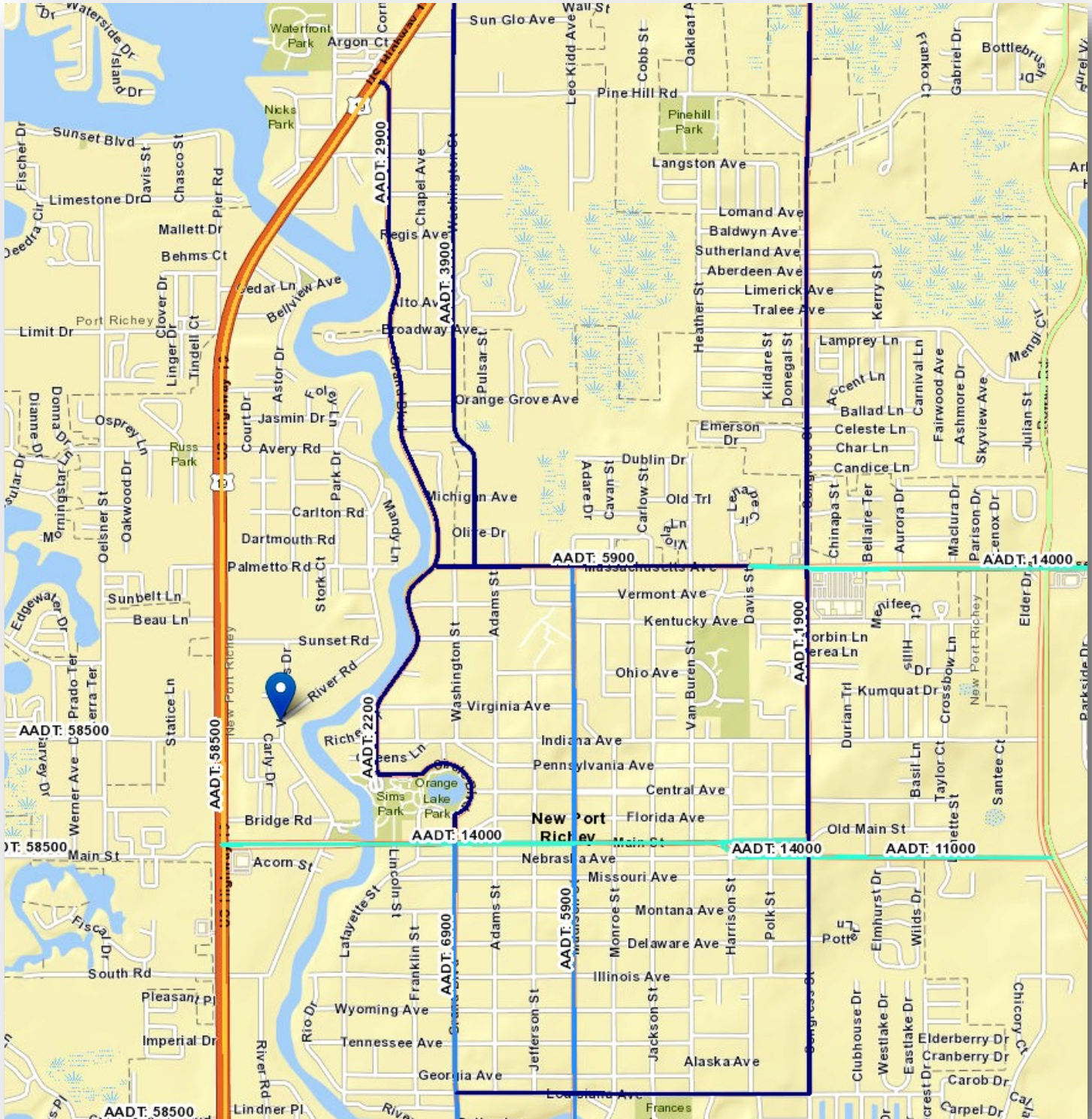
Demographics

Demographics are based on a 5 mile radius from subject property.





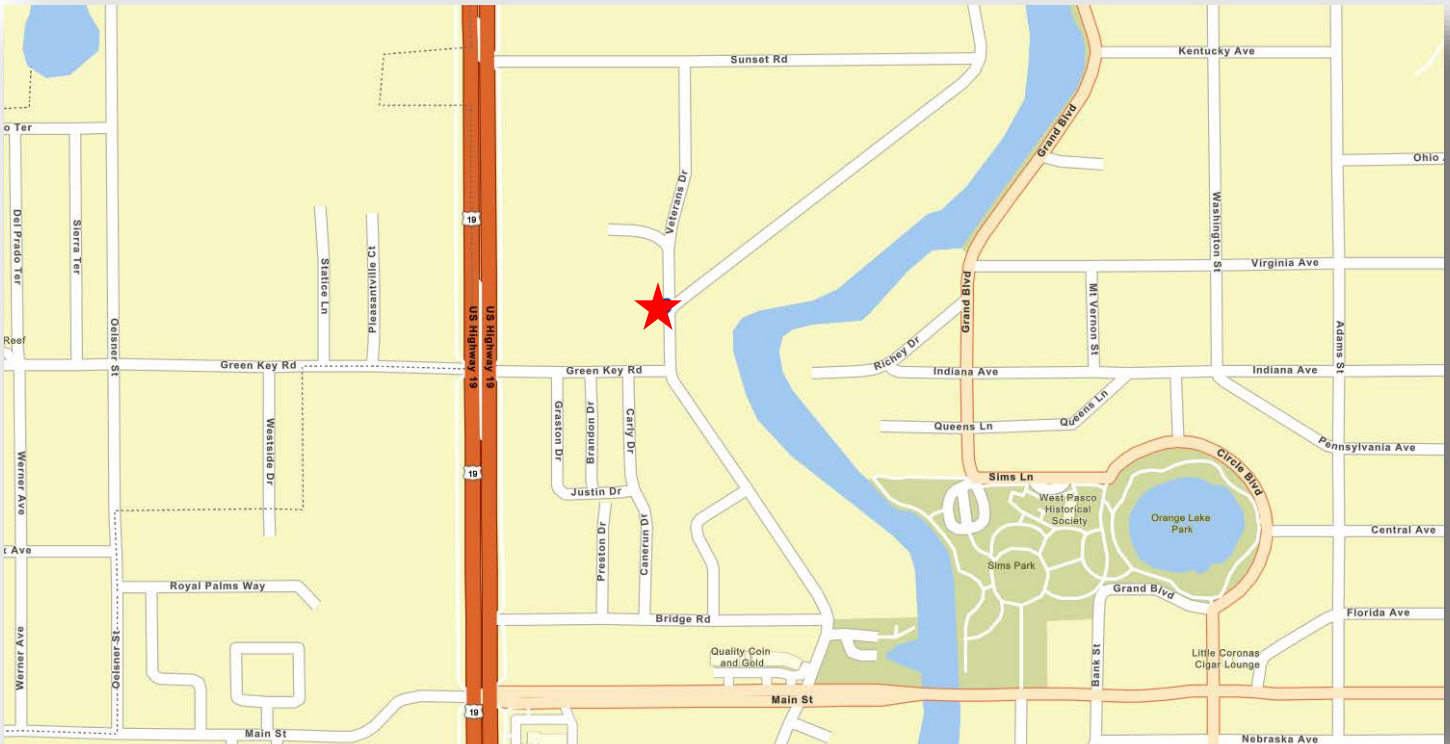
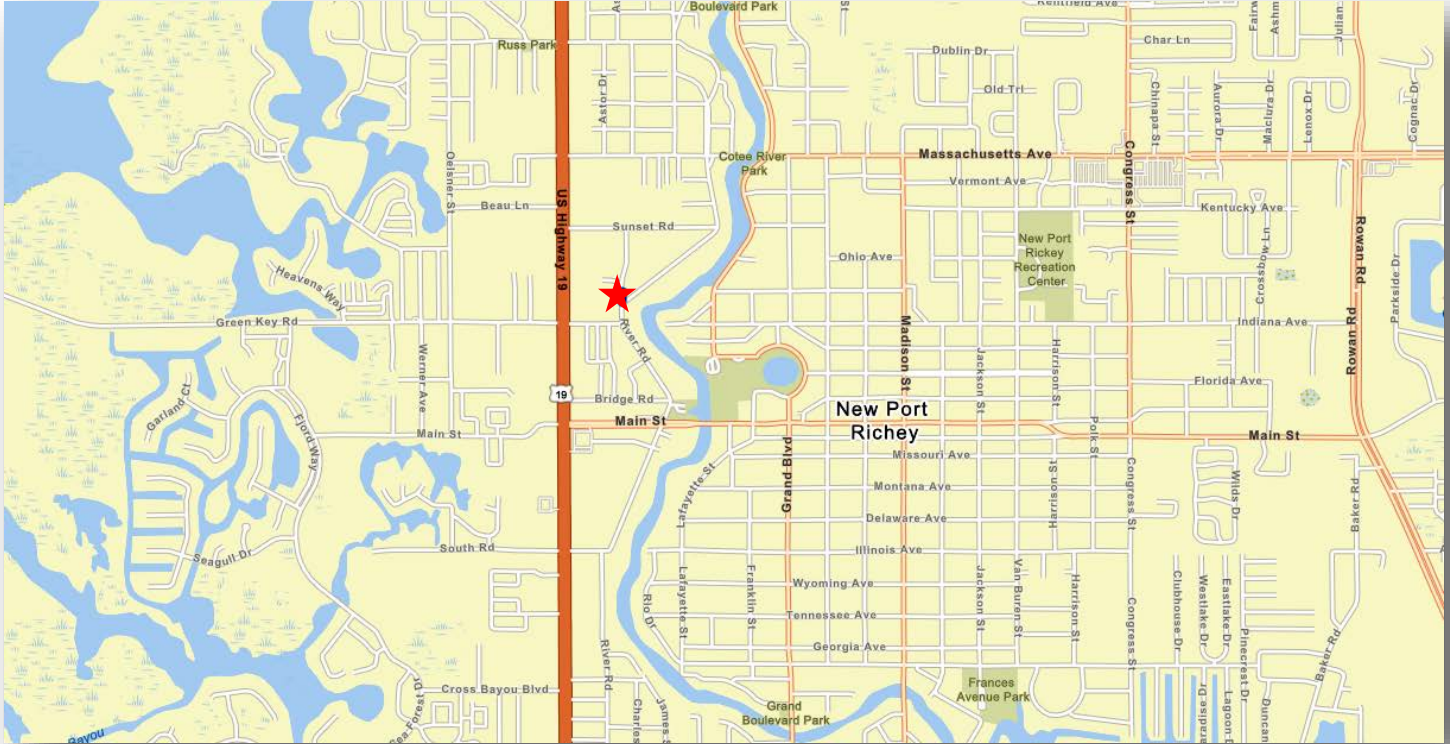
Traffic Counts





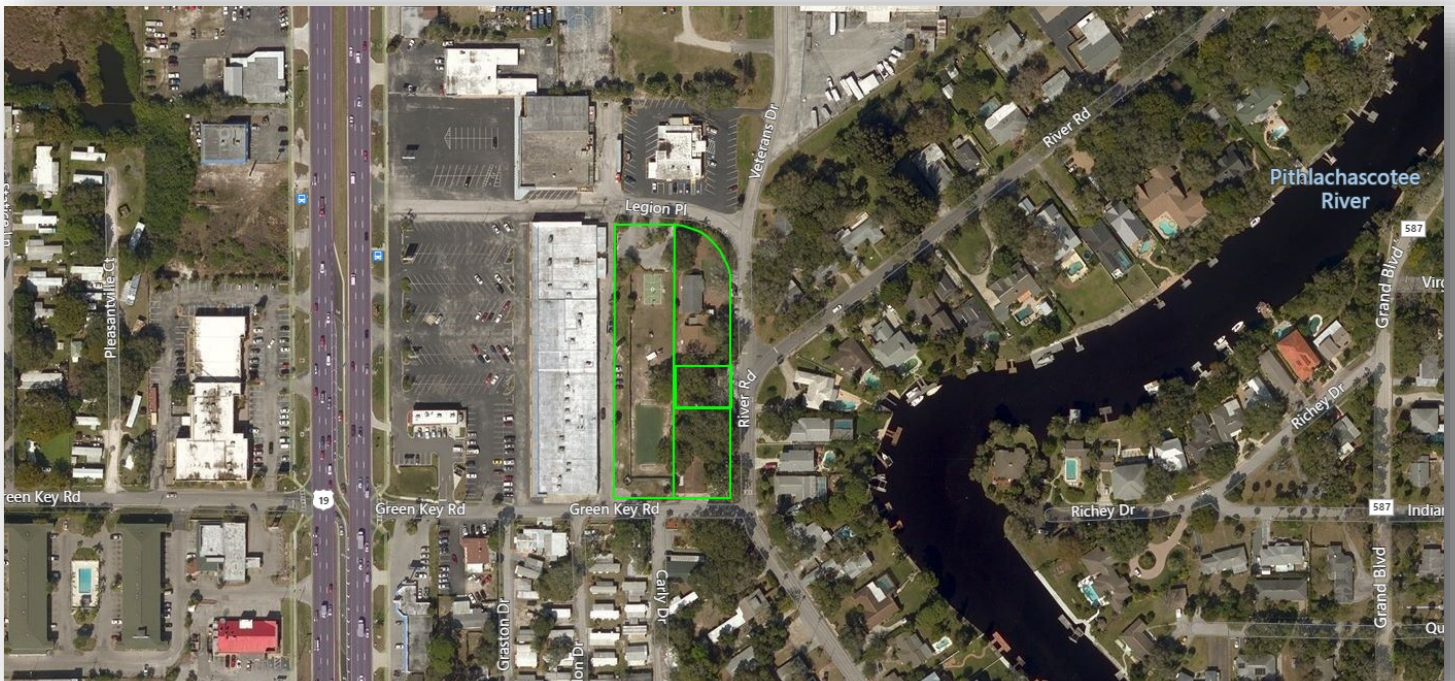
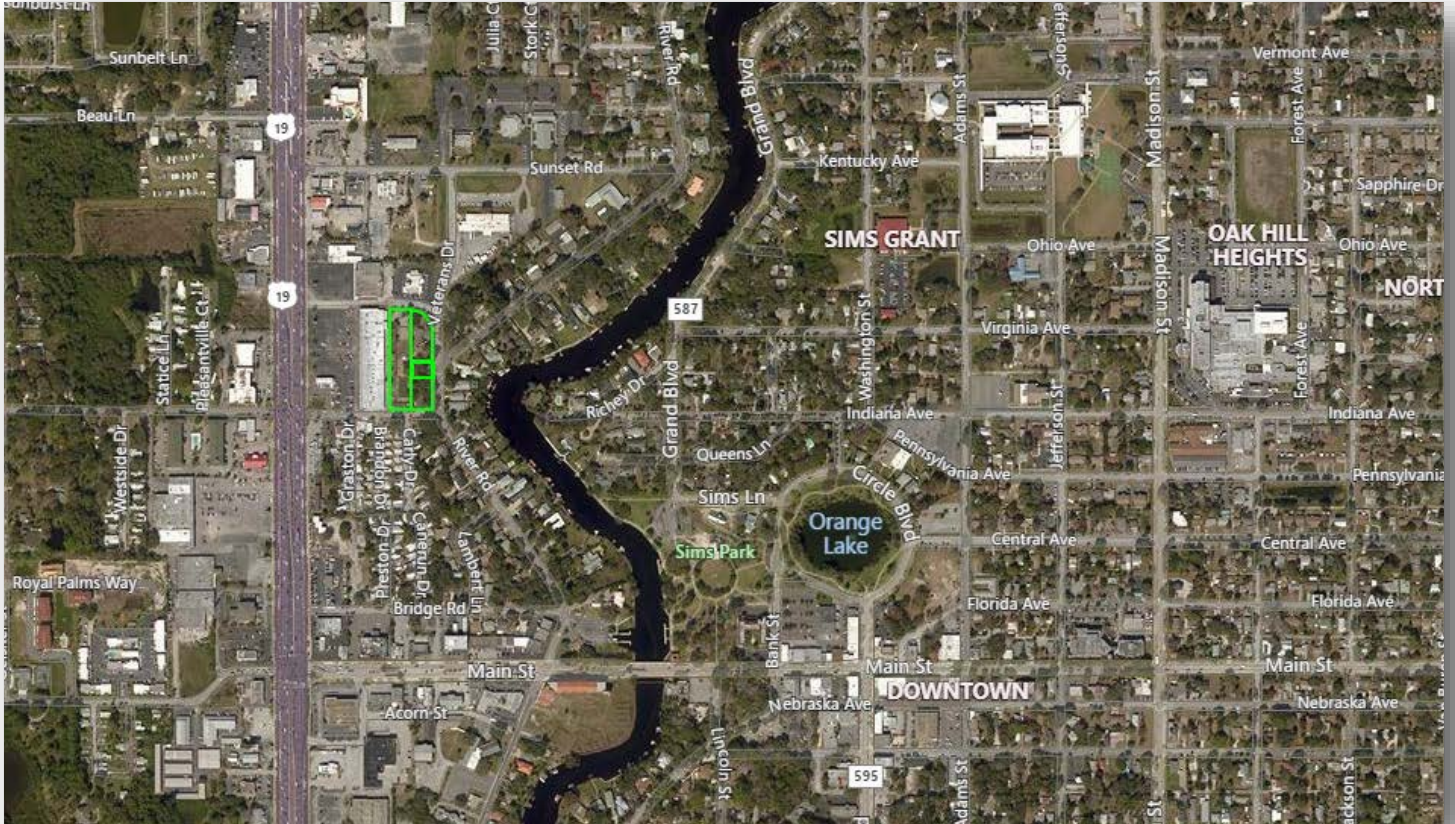
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Map Locator





Parcel Locator





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Subject Photos





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