

Multi-Use Property on US 19

Investment or Owner/User Opportunity

11418 US Highway 19, Port Richey, FL 34668



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- Income-producing warehouse and retail property on US19
- Excellent visibility - Over 300' of highway frontage
- Great opportunity for owner/occupier or investor
- 4 buildings - 14,000± SF on 1.85 C-2 zoned acres
- Long-time, income-producing tenant
- Potential NOI for whole property - \$130,000
- Owner financing option - 40% down min.
- Sale Price: \$1,590,000

For more information:

ALANA CRUMBLEY

Sales Associate

alanacrumbley@bhhsflpg.com

727-858-6681

ALLEN CRUMBLEY, CCIM

Broker | Owner

acrumbley@bhhsflpg.com

727-807-9691

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4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609 | 7916 Evolutions Way, Suite 210, Trinity, FL 34655

PH 813.739.5700 | bhhsflpcommercial.com

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This is a great opportunity for a value-add investor who wants a mixed-use investment. Lease out warehouse space, 3 retail units, continue to collect rent from a thriving liquor store with room to grow! The back portion of the parcel is just under an acre with a small building on it. Continue to lease it out, add new structures, parking or a nice outdoor area for your retailers. This could also be a great place for an owner/occupier who needs storefront, storage and parking and wants to collect some extra revenue from the existing tenant. Owner financing available with a minimum 40% down.

AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

104,909

Population



Average Household Size

50.3

Median Age

99,523

2020 Total Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,264
Apparel & Services



\$95
Computers



\$2,266
Eating Out



\$3,372
Groceries



\$3,801
Health Care

INCOME



\$40,425

Median Household Income



\$23,423

Per Capita Income



\$53,473

Median Net Worth

EMPLOYMENT



58%
White Collar



23%
Blue Collar



19%
Services

9.2%

Unemployment Rate

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