# Multi-Use Property on US 19

Investment or Owner/User Opportunity 11418 US Highway 19, Port Richey, FL 34668



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**

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#### **ALLEN CRUMBLEY, CCIM**

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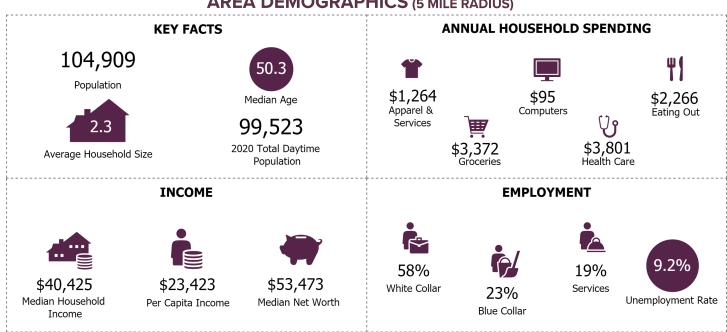
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This is a great opportunity for a value-add investor who wants a mixed-use investment. Lease out warehouse space, 3 retail units, continue to collect rent from a thriving liquor store with room to grow! The back portion of the parcel is just under 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)**



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