Embassy Boulevard Office Building

3-Parcel Portfolio Investment or Redevelopment Opportunity 6710 Embassy Boulevard, Port Richey, FL 34668







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For Sale

- Redevelopment or investment opportunity
- 3-parcel portfolio, 1.28 acres total
- Zoned C2 (1.14 ac) and R4 (.14 ac)
- · Income-producing office building
- 11 units ranging 168 SF and up
- Recent roof improvements and AC upgrades
- Great location in Port Richey just off US-19
- Sale Price: \$995,000

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2019

Teamwork | Integrity | Passion | Excellence

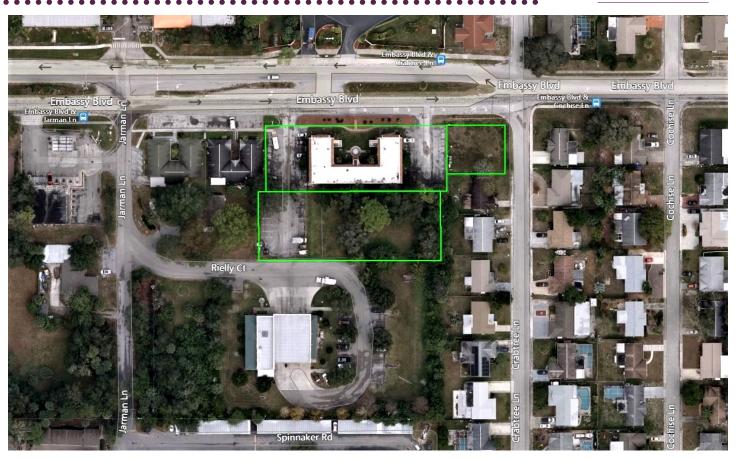
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COMMERCIAL DIVISION



DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

125,953

Population



Average Household Size



Median Age

121,169

2020 Total Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,316 Apparel & Services



\$99

EMPLOYMENT



\$2,351 Eating Out

INCOME



\$41,205 Median Household



\$24,544 Per Capita Income



\$54,062

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60% White Collar



21%

Blue Collar

19% Services



Unemployment Rate

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