

5402 PROVOST DR, HOLIDAY, FL 34690

16,800 Sq. Ft.



2 WAREHOUSES FOR SALE

LOCATION: Just over 500 ft. to Grand Blvd.
Approx. 5 minutes to US Highway 19

Property Highlights:

- ◆ Established Industrial area in South West Pasco County
- ◆ 16,800 SF of warehouse on 1.08 acres of land
- ◆ Fenced lot with generous parking capacity
- ◆ 21 bays in two buildings — 19 rented, plus surplus ground for Outside Storage rentals
- ◆ Separately Metered Electric
- ◆ 8% CAP Rate with upside potential
- ◆ Concrete Block Construction with Pitched, Asphalt Shingle Roofs
- ◆ Freshly Painted Buildings and New Blacktop

Offered at \$799,000

For Information, Contact:

Office: (727) 849-2424

Leander "Lee" Koutsos

Cell: (727) 858-6892

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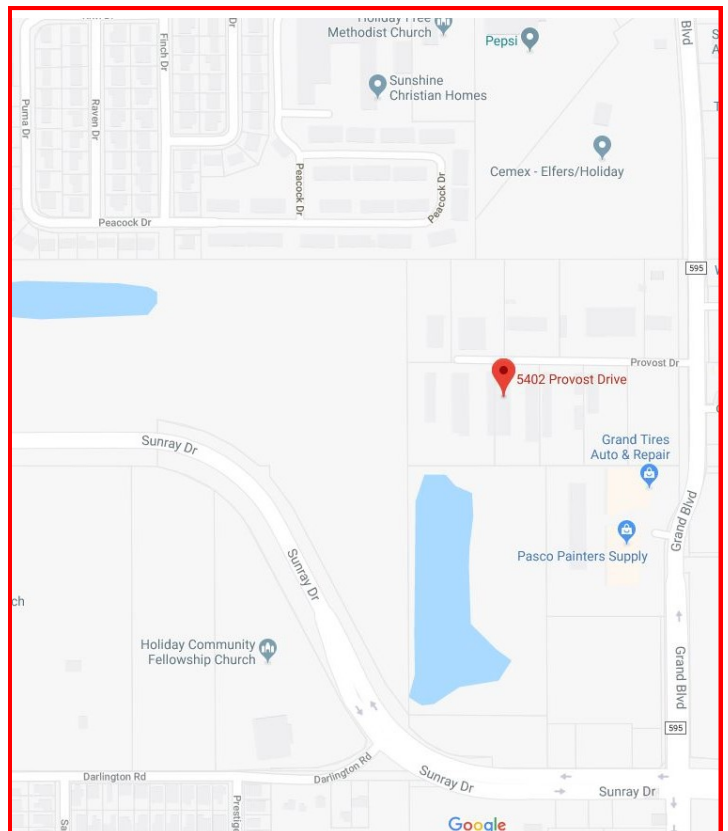
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<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	10,329	80,331	147,862
Households:	4,373	34,229	63,294
Avg. HH Income:	\$45,266	\$53,464	\$60,290

PROPERTY STATISTICS	
Use	Warehouse/Commercial shops
Bldg. Size	16,800 SF
Materials	Concrete/Block
Land Size	1.08 acres
Zoning	C-2
Taxes (2017)	\$6,515

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