



County: Pasco
Status: Active
Legal Subdivision Name: GOLDEN ACRES
Property Style: Office
Flood Zone Code: X

List Price: \$699,988
LP/SqFt: \$211.09

Flex Space SqFt:
Office Retail Space SqFt:
Manufacturing Space (Heated):

Special Sale: None
ADOM: 1
CDOM: 813
Heated Area:
 2,337 SqFt / 217 SqM
Total Area:
 3,316 SqFt / 308 SqM
Proj Comp Date:

Warehouse Space (Heated):
New Construction: No
Number of Tenants:
Financial Package:

Seize this incredible opportunity to own a 2,600+ sq. ft. commercial property on high-visibility Little Road, a bustling six-lane thoroughfare with ample road frontage and convenient access to SR 52, HWY 19, the Suncoast Parkway, and public transit. Situated on over an acre, this well-maintained property is currently operating as a chiropractic office but offers exceptional flexibility for a variety of professional, medical, or business uses. Key features include: Two curb cuts & a circular driveway for seamless ingress and egress, Over a dozen paved parking spaces for clients and staff, ADA-compliant entrance ramp and bathroom for accessibility, Spacious reception area & administrative office space, Integrated garage storage space for added functionality, Functional, lit monument sign for high visibility, Kitchen/break area for staff convenience, canterlever roofing with no interior weight bearing walls so can be completely customized and a Load-bearing structural setup for easy interior modifications. Additional amenities include two full baths, two half baths, a rear screened porch, and a paved rear patio area—offering plenty of space for expansion or outdoor workspace. Plus, enjoy peace of mind with a NEW ROOF installed in 2020! This highly visible, easily accessible, and adaptable property is ideal for a growing business looking for prime location and space to thrive. Don't miss out—schedule your private tour today!

Land, Site, and Tax Information

Legal Desc: GOLDEN ACRES UNIT ONE PB 7 PG 82 POR OF TRACT 10 DESC AS FOLL: COM AT MOST ELY COR OF TRACT 10 FOR POB TH ALG WLY R/W LINE OF LITTLE RD (F/K/A PLAZA DR) S20DEG06' 48"W 221.66 FT TH N60DEG18' 12"W 242.38 FT TH N27DEG01' 39"E 224.46 TO NLY BDY OF TRACT 10 TH S58DEG48' 16"E 216 FT TO POB; EXC LITTLE ROAD R/W PAR- CEL 229 BEING POR OF TRACT 10 DESC AS FOLL: COM AT MOST SLY COR OF TRACT 10 TH N19DEG30' 47"E ALG WLY R/W LINE OF LITTLE RD 228.34 FT FOR POB TH N60DEG54' 13"W 15.22 FT TH N19 DEG30' 47"E 222.07 FT TH S59DG 24' 17"E 15.30 FT TO WLY R/W LINE OF LITTLE RD TH S19DEG30' 47"W 221.66 FT TO POB SUBJECT TO SLOPE EASEMENT PER OR 7295 PG 1204

SE/TP/RG: 14-25-16

Subdivision #:

Tax ID: [16-25-14-0020-00000-0100](#)

Taxes: \$2,607.00

Book/Page: 7-82

Alt Key/Folio #: 16-25-14-002.0-000.00-010.0

Road Frontage: County Road, Main Thoroughfare

Add Parcel: No **# of Parcels:**

Utilities Data: BB/HS Internet Capable, Phone Available, Sewer Nearby

Parking: 6 to 12 Spaces

Zoning: ER

Future Land Use:

Zoning Comp:

Tax Year: 2023

Complex/Comm Name:

Flood Zone: X

Additional Tax IDs:

Section #: 14

Block/Parcel: 0

Front Exposure:

Lot #: 10

Development:

Front Exposure:

Front Footage:

Lot Dimensions:

Lot Size Acres: 1.09

Land Lease Fee:

Lot Size: 47,334 SqFt / 4,397 SqM

Water Frontage: No

Water Access: No

Water View: No

Water Name:

Water Extras: No

Interior Information

Floors:

A/C: Central Air

Heat/Fuel: Central, Electric

Total Number of Buildings: 1

Offices:

Water: Well

Exterior Information

Ext Construction: Concrete, Stone, Stucco

Roof Construction: Shingle

Electric Service: 200+ Amp Service

Foundation: Slab

Road Surface Type: Paved

Road Responsibility: Public Maintained Road

Building Features: Bathrooms, Reception, Seating, Waiting Room

Signage: Street Signage

Audio Surveillance Notice:

of Bays:

of Bays Grade Level:

of Bays Dock High:

of Gas Meters:

of Water Meters:

of Electric Meters:

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