



Prime US-19 Commercial Opportunity

7212 US Highway 19
NEW PORT RICHEY, FL 34652

FOR SALE



APEX
CAPITAL REALTY

PROPERTY SUMMARY

Freestanding ±5,000 SF office/retail building with excellent exposure along US-19. Suitable for investors, owner-users, or redevelopment under MU zoning.

High traffic corridor and flexible commercial uses make this a strong long term location.

PROPERTY OVERVIEW

PARCEL ID	32-25-16-0130-00000-0030
ZONING	MU19H-1 (Mixed Use)
BUILDING SIZE	~4,950 SF (Concrete Block)
LAND SIZE	0.39 Acres (~17,000 SF)
YEAR BUILT	1972
BATHROOMS	6 Total
ROOF	Flat Built-Up Tar & Gravel
CONSTRUCTIONS	Concrete Block / Stucco
HVAC	Central (rooftop package)

ASKING PRICE

\$ 1,200,000



BIRD'S EYE VIEW



DIRECTIONAL VIEW



BUILDING SPECIFICATIONS

HIGHLIGHTS

BUILDING SF	~4,950 SF
YEAR BUILT	1972
CONSTRUCTION	Concrete Block
ROOF TYPE	Flat Built-Up Tar & Gravel
HVAC	Central (rooftop unit)
BATHROOMS	6 Total
UTILITIES	Electric / Water / Sewer (per city)
PARKING	Asphalt paved

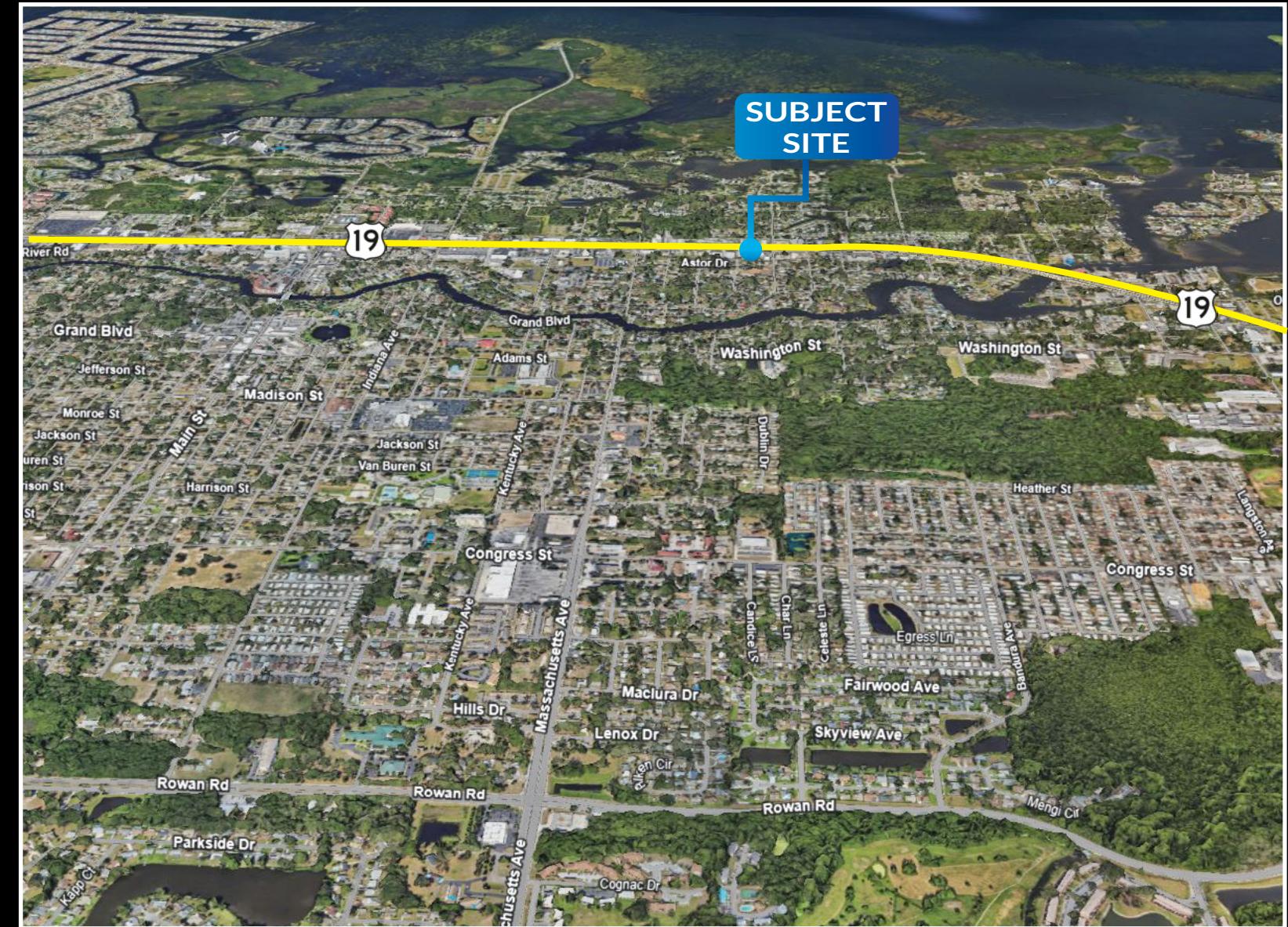
Note: Interior Photos Available upon request or schedule tour

LOCATION SUMMARY

Located directly on US-19, one of Pasco County's major commercial corridors.

The area continues to see expansion in retail, medical, professional services, and redevelopment activity.

Strong traffic counts, growing population, and high visibility support sustained commercial demand.

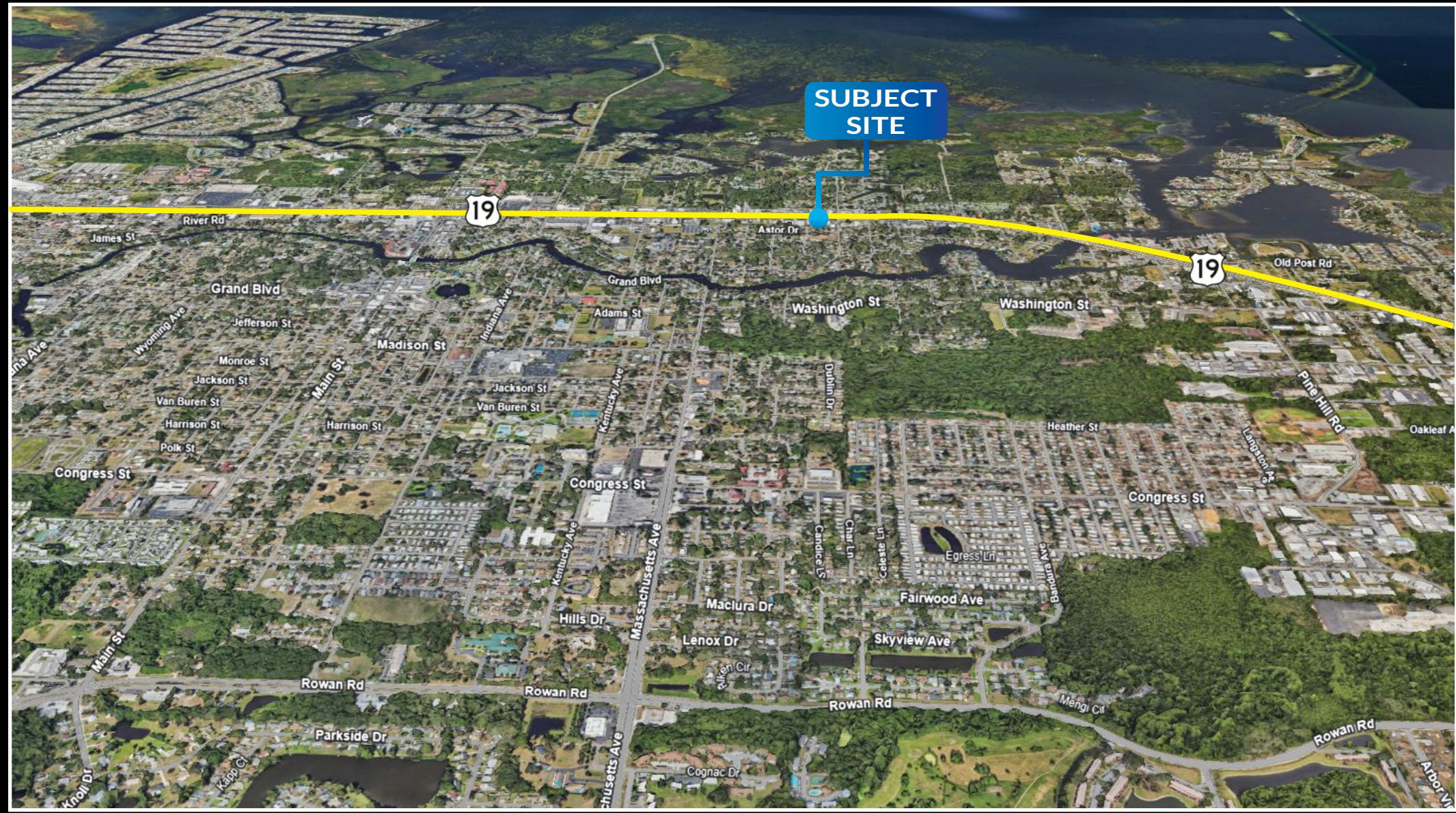


ALLOWABLE USES

PERMITTED USES	CONDITIONAL USES
Retail storefronts	Auto mechanical services
Office / Professional services	Car wash
Medical / Wellness / Clinics	Auto sales
Restaurant / Take-out / Café	Drive-through businesses
Personal services (salon/barber)	Storage / light industrial
Daycare	Veterinary clinics
Showrooms	Assisted living
Religious assembly	Bars / lounges
Mixed-use (residential above commercial)	Fuel sales



RETAIL MAP





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