



2119 Grand Blvd

2119 Grand Blvd, Holiday, FL 34690



Ozlem Anil

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2119 Grand Blvd

\$2,700,000

Excellent investment opportunity featuring two strong tenants. The State of Florida (Department of Child Support Services) occupies 8,882 SF with approximately three years remaining on the lease and has expressed interest in extending for 10+ years. The current owner occupies 6,880 SF and is open to remaining in place or vacating based on the buyer's needs. Additionally, 7,040 SF of vacant office space is available for lease. The property also includes a 1,512 SF single-family home, currently occupied, which can provide...

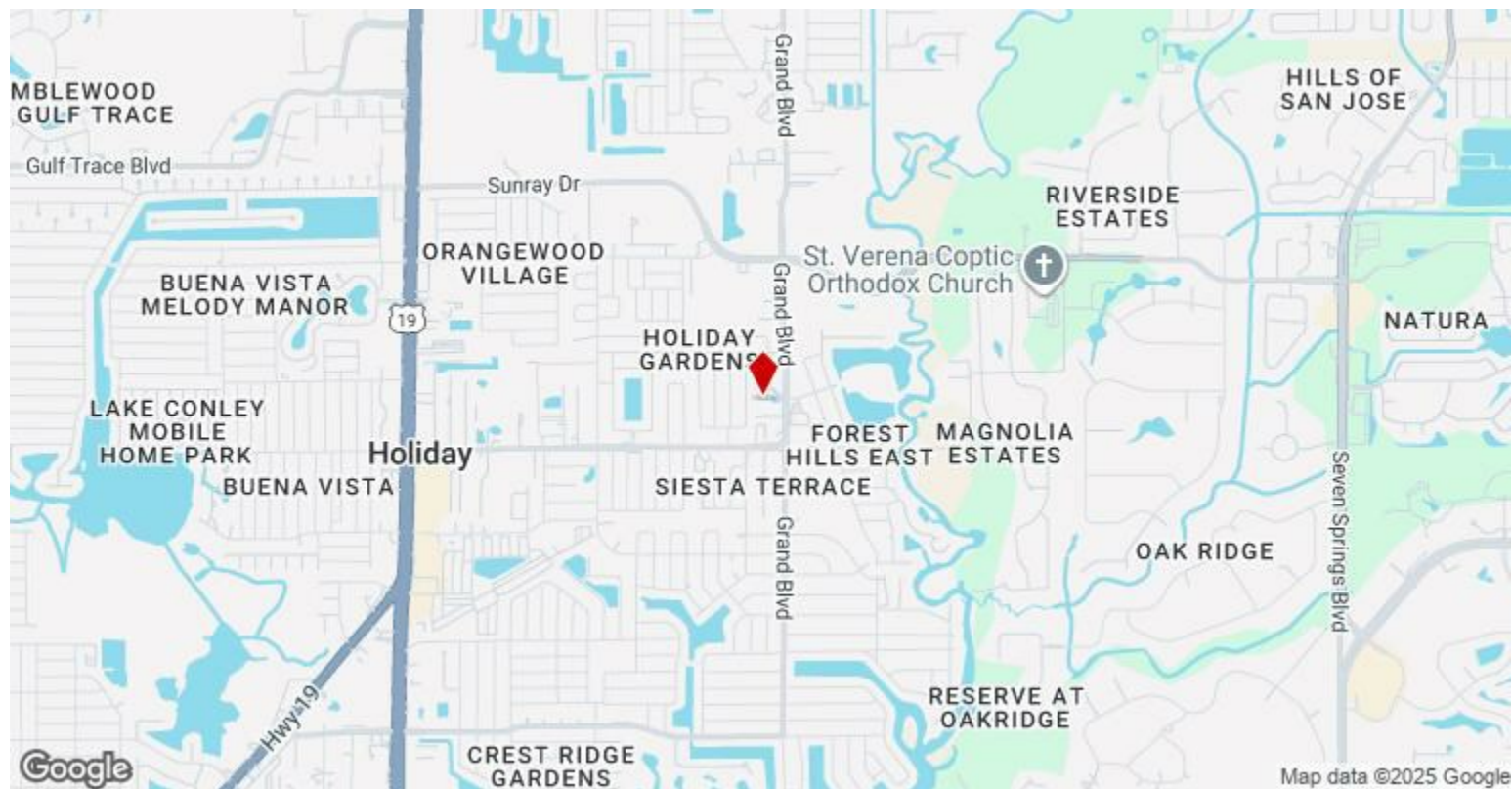
- Two tenants in place with strong renewal interest, providing stable cash flow. 7040 sq ft vacant rentable office space.
- Excellent parking with significant outside storage potential.
- Recent capital improvements and C-2 zoning on 4.77 acres.
- Highly visible property: passed by 15,000 daily drivers.
- Located in the growing area of Pasco County: forecasts predict growth of 20% between '24-'29.



Price:	\$2,700,000
Property Type:	Flex
Property Subtype:	Light Distribution
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.72%
Lot Size:	4.77 AC
Gross Building Area:	22,814 SF
Rentable Building Area:	22,500 SF
No. Stories:	2
Year Built:	1972
Parking Ratio:	5.2/1,000 SF
Zoning Description:	C-2
APN / Parcel ID:	29-26-16-0010-06000-0050

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bagno Milano	-	
Florida Department of Revenue	-	
Child Support		



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Property Photos



image6



image3

Property Photos



Property Photos



Property Photos



Property Photos

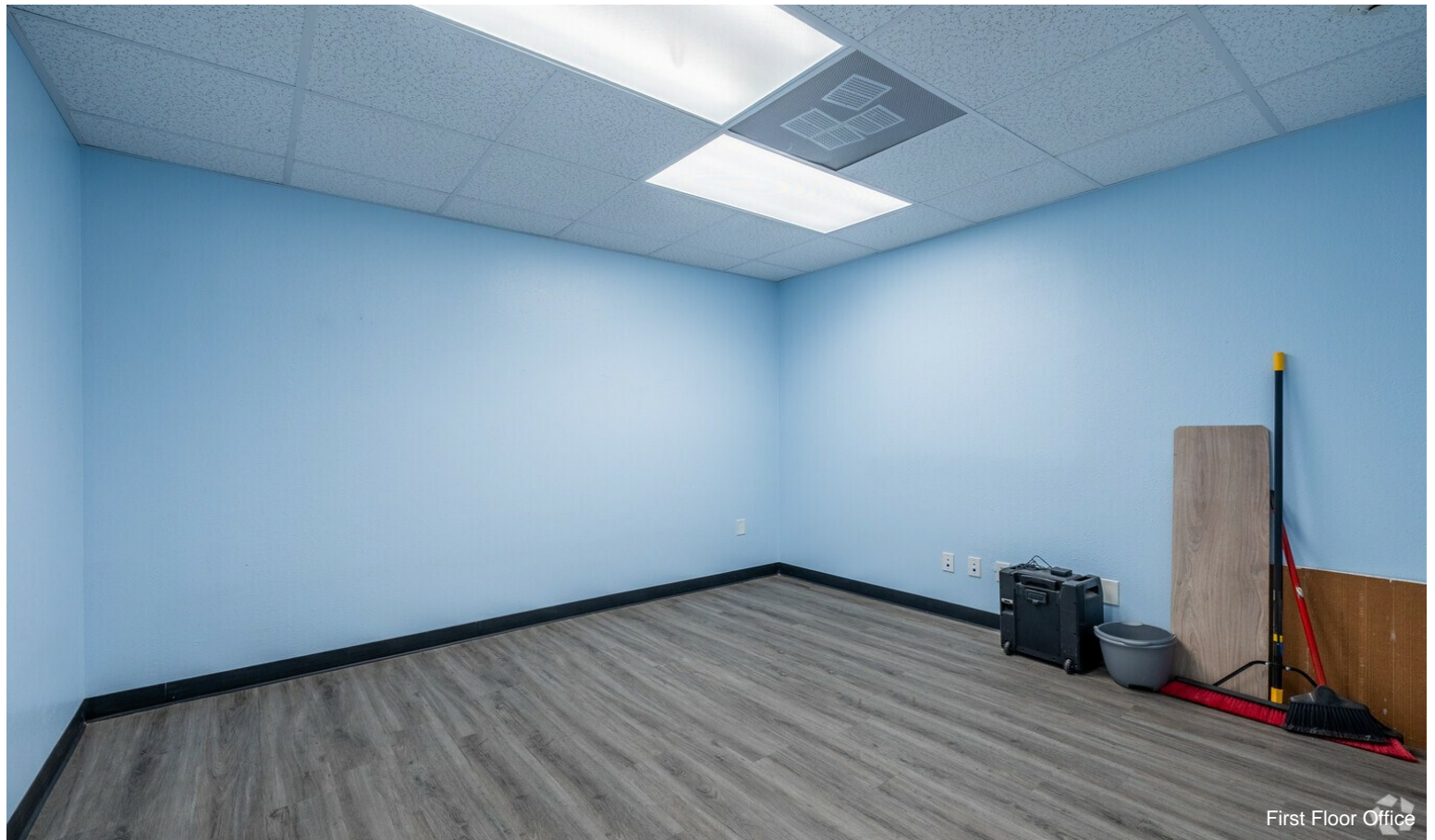


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Property Photos



Property Photos



Second Floor Warehouse



Second Floor Office Space

Property Photos



Property Photos



Property Photos

