

2 OFFICE BUILDINGS | 4,096 SF

Owner/User or Income Producing Investment

9743 US Hwy 19, Port Richey, FL 34668

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



FOR SALE

- 4,096 SF Office buildings on .56± Acre lot
- 2 deeded entrances from US Hwy 19 and Scenic Drive
- Flexible tenancy options
- Excellent visibility on major commuter Hwy
- Traffic Count: 55,000 AADT on US Hwy 19
- Interior and electrical renovations in 2006
- 2 separate units
- Monument signage on US Hwy 19
- Sale Price: \$649,900



ALEX HAMILTON

Commercial Real Estate Advisor

727-514-2414

ahamilton@bhhsflpg.com

ahamilton.bhhsfloridaproperties.com

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Ph. 813.739.5700 | bhhsflpcommercial.com

2 OFFICE BUILDINGS

Owner/User or Income Producing Investment

9743 US Hwy 19, Port Richey, FL 34668

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION

Welcome to the ultimate commercial property! This stunning 4,096 square foot office building sits on a .56± acre lot with not one, but two deeded entrances from US Hwy 19 and Scenic Drive, providing excellent visibility on a major commuter highway.

With flexible tenancy options, this property is perfect for any business looking to establish a presence in a high-traffic area. The location is truly unbeatable, with a traffic count of 55,000 AADT on US Hwy 19. The adjacent vacant land and auto repair center to the north are also available for purchase. Please call for more information.

Inside, you'll find modern upgrades throughout, including interior and electrical renovations completed in 2006. The property boasts two separate units, with the front unit offering two bathrooms, five private offices, three conference rooms (or larger private offices), a utility-electrical room, a reception area, and a waiting room. The back unit offers one bathroom, a large open space, and a large storage room.

The property features monument signage and a frontage of 78' on US Hwy 19, making it an attractive option for any business. The property is suited for investment or owner-user, or a mix of both, and is zoned C-2. Currently 100% leased on a month to month basis, this property offers a great opportunity for any savvy investor.

Don't miss out on the chance to own this outstanding commercial property in a prime location!

AREA DEMOGRAPHICS (3 MILE RADIUS)

KEY FACTS

62,511

Population

47.5

Median Age

27,104

Households

\$34,704

Median Disposable Income



2,125

Total Businesses



17,707

Total Employees

ANNUAL HOUSEHOLD SPENDING



\$1,204

Apparel & Services



\$94

Computers & Hardware



\$2,155

Eating Out



\$3,302

Groceries



\$4,015

Health Care

INCOME



\$39,905

Median Household Income



\$22,716

Per Capita Income



\$74,952

Median Net Worth

EMPLOYMENT



60%

White Collar



24%

Blue Collar



16%

Services

5.4%

Unemployment Rate

*Officer of Seller is related to Real Estate Listing Agent

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.