

# INVESTMENT SALE

15217 U.S. HIGHWAY 19 | HUDSON, FL 34667

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- **Total Site Size:** 0.34± Acres
- **Building Size:** 1,311 SF
- **Stories:** 1
- **Frontage:** 100' on US Highway 19
- **Commercial Use:** Vehicle Sales/Dealer/Repair
- **Construction:** Wood Frame
- **Cap Rate:** 8.2%
- **Year Built:** 1977
- **Zoning:** 00C2 (Pasco County)
- **Term Remaining:** 5± Years
- **Annual Rent:** \$36,000 Per Year NNN
- **Escalations:** 5% Annual

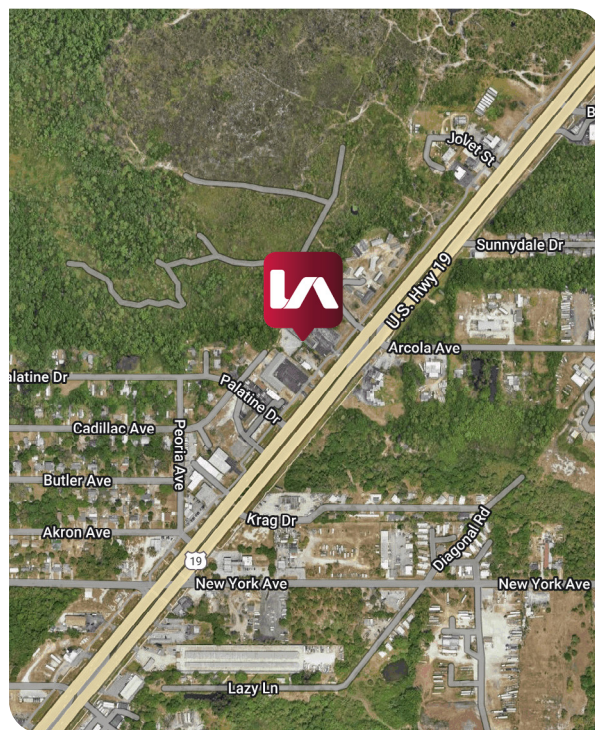
**SALE PRICE: \$440,000**

## CONTACTS

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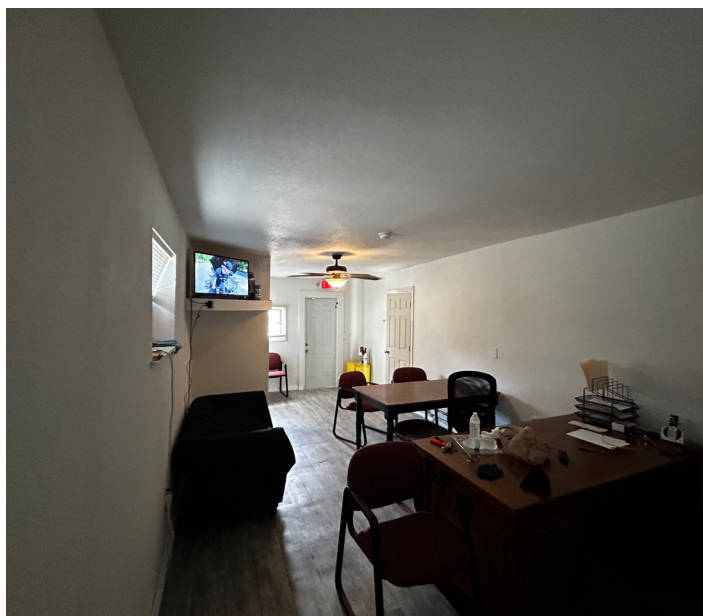
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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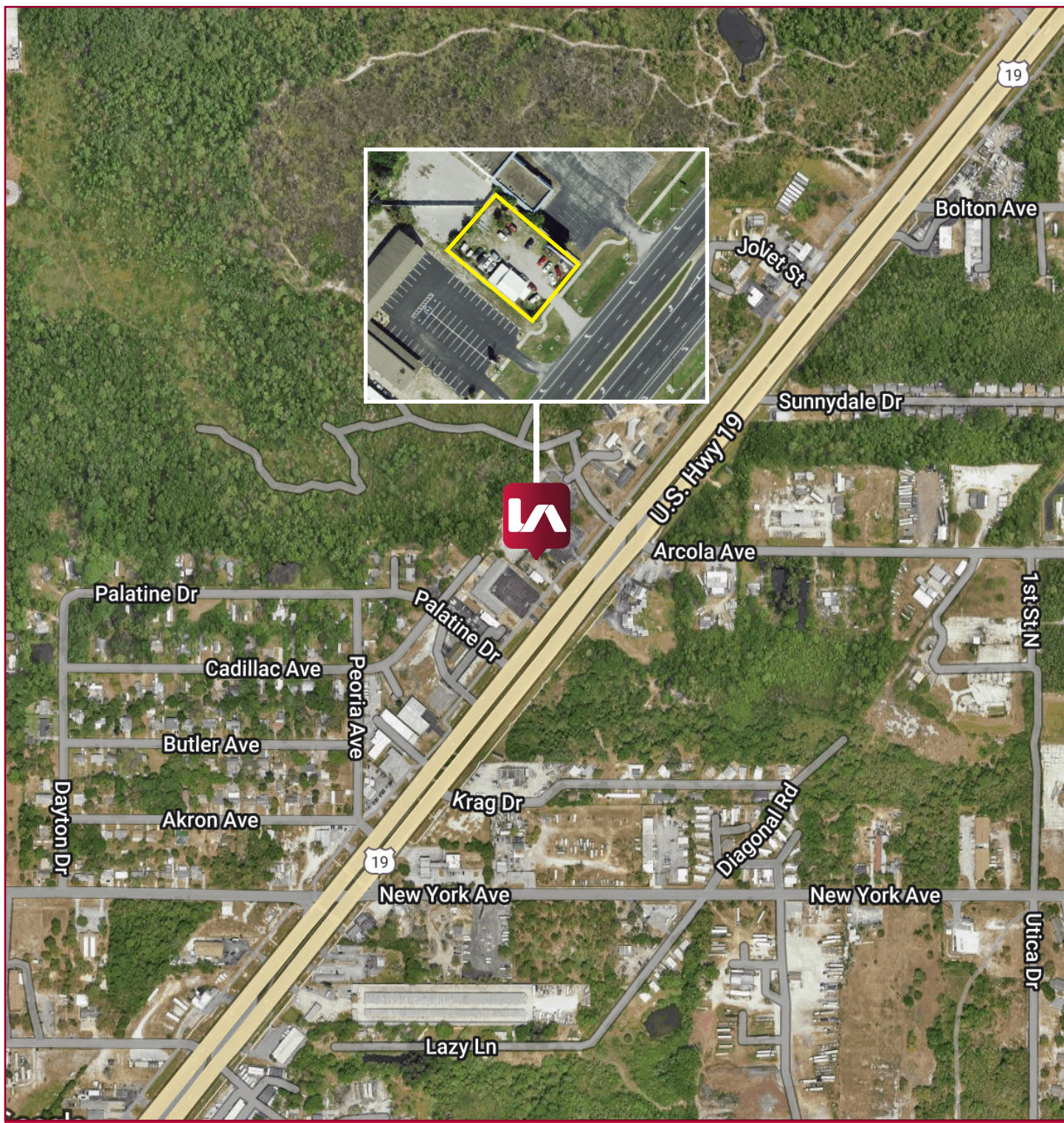
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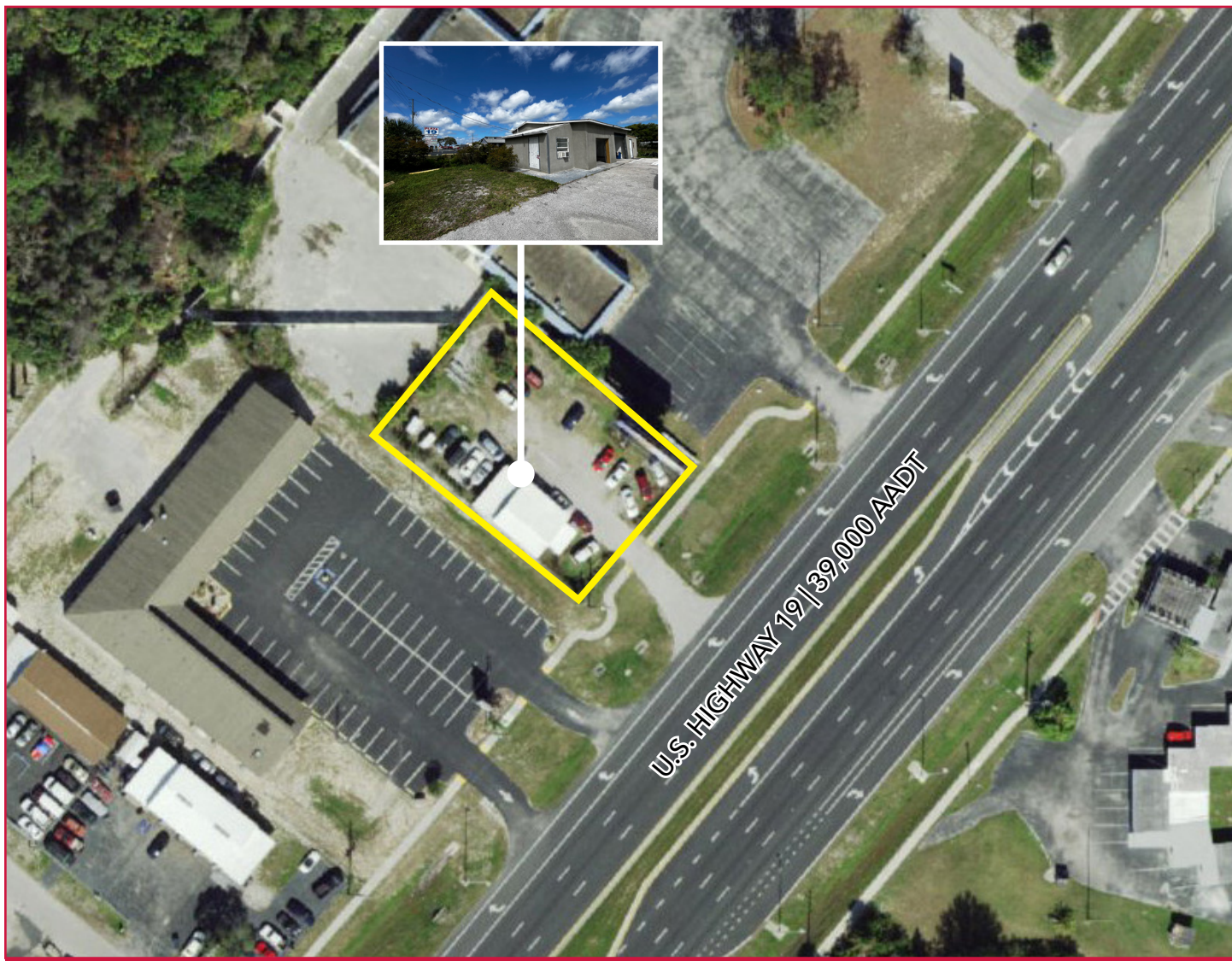
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