

6028 Pinehill Rd, Port Richey, FL 34668

The Ultimate Flex-Space: Retail Visibility + Industrial Utility

- **Total Square Footage:** 5,512 SF
- **Zoning: C3 (Commercial)** – *Rare warehouse zoning allowing for on-site retail/customer sales.*
- **Loading: Five (5) Grade-Level Roll-Up Doors** (Ideal for fleet vehicle storage or multi-tenant subdivision).
- **Frontage:** High-visibility Pine Hill Rd frontage for signage and branding.
- **2025 Upgrades:** Brand new high-efficiency HVAC systems.
- **Power:** [200 Amp / 3-Phase].
- **Clear Height:** 16' Clear.
- **Parking:** Dedicated paved parking for staff and customers.
- **Ownership:** Sole Proprietor
- **Special Sale:** None
- **Year Built:** 1988
- **Restrooms:** Male & Female restrooms

This property is a "Owner-User" dream. Perfect for HVAC, Plumbing, Solar, Automotive, or Construction headquarters requiring a professional front office and heavy-duty back-end storage.

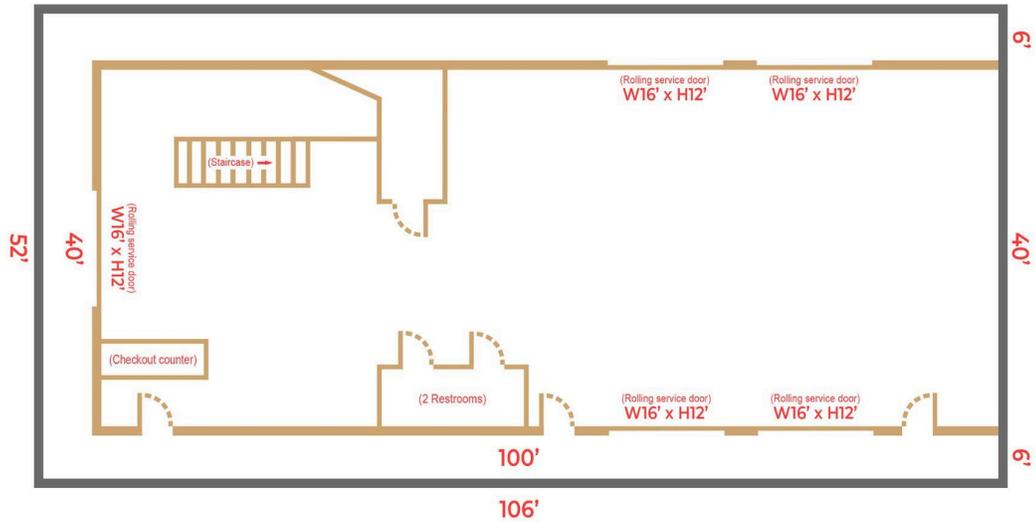


Chris Worthington (Listing Agent)

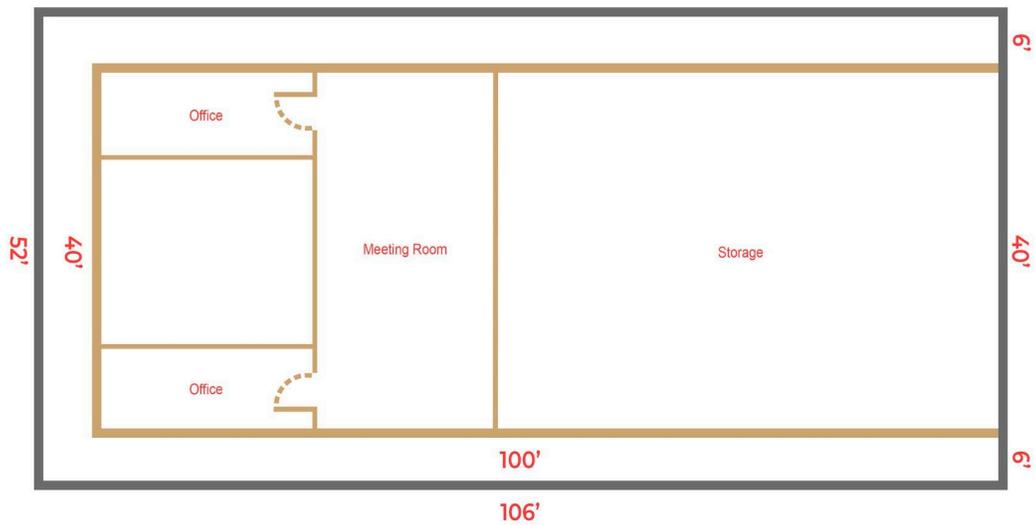
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Generalized Building Schematic:



Level 1 (Approx. floor plan)



Level 2 (Approx. floor plan)

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Pasco Property Appraiser:

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Property Appraiser - Property Record Card

Parcel ID		33-25-16-0000-00300-0070 (Card: 1 of 1)							
Classification		04800-Wareh/Dist Term							
Mailing Address		Property Value							
WUBBA PROPERTIES INC 6028 PINE HILL RD PORT RICHEY, FL 34668-6760		The property values shown are for the 2026 tax year and a work in progress. They are subject to change until the tax roll is certified.							
Physical Address		Just Value						\$333,085	
6028 PINE HILL ROAD, PORT RICHEY, FL 34668		Ag Land						\$0	
Legal Description (First 200 characters)		Land						\$55,102	
COM AT NW CORNER OF SECTION TH S00DG 19'00"E 25 FT ALG WEST BDY TH S89DG 59'07"E 340.99 FT ALG SLY R/W OF PINE HILL RD TO POB TH ALG R/W S89DG 59'07"E 100 FT TH S00DG 17'48"E 134 FT TH N89DG 59'07"W10[...]		Building						\$276,231	
Jurisdiction		Extra Features						\$1,752	
CITY OF PORT RICHEY				Non-School		School			
Community Dev District		Assessed		\$263,840		\$333,085			
N/A		Homestead Exemption		-\$0		-\$0			
Community Redevelopment Area		Additional Exemptions		-\$0		-\$0			
Port Richey 2002		Taxable Value		\$263,840		\$333,085			
Warning: A significant taxable value increase may occur when sold. Click here for details and info. regarding the posting of exemptions.									
Land Detail (Card: 1 of 1)									
Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	4800I	Warehouse	ILKIA-1	00C3	10490.000	SF	\$5.25	1.00	\$55,073
2	4800R	Warehouse	SSF-LO	00C3	2910.000	SF	\$0.01	1.00	\$29
Additional Land Information									
Acres	Tax Area	FEMA Code	Subsidence Activity			Neighborhood Code(s)			
0.31	PR	Multiple Zones	None Reported			ILKI			
Building Information - Use 4800-Warehouses, Block (Card: 1 of 1)									
Year Built	1988		Stories		1.0				
Exterior Wall 1	Concrete Block Stucco		Exterior Wall 2		None				
Roof Structure	Gable or Hip		Roof Cover		Asphalt or Composition Shingle				
Interior Wall 1	Masonry or Minimum		Interior Wall 2		None				
Flooring 1	Finished Concrete		Flooring 2		None				
Fuel	Electric		Heat		Forced Air - Ducted				
A/C	Central		Baths		1.0				
Line	Code	Description	Sq. Feet			Value			
1	BAS01	LIVING AREA	4,000			\$248,074			
2	CAN01	CANOPY	1,512			\$28,156			
Extra Features (Card: 1 of 1)									
Line	Code	Description	Year	Units	Value				
1	CPAVASP	PAVING ASPHALT	1988	5,990	\$1,752				
Sales History									
Previous Owner:		J C M & M ENDEAVORS INC							
Month/Year	Book/Page	Type	DOR Code	Condition	Amount				
3/2000	4335 / 0522	Warranty Deed		I	\$135,000				
9/1999	4335 / 0519	Warranty Deed		I	\$0				
9/1999	4220 / 1561	Warranty Deed		I	\$0				
5/1988	1705 / 0093	Warranty Deed		I	\$140,000				

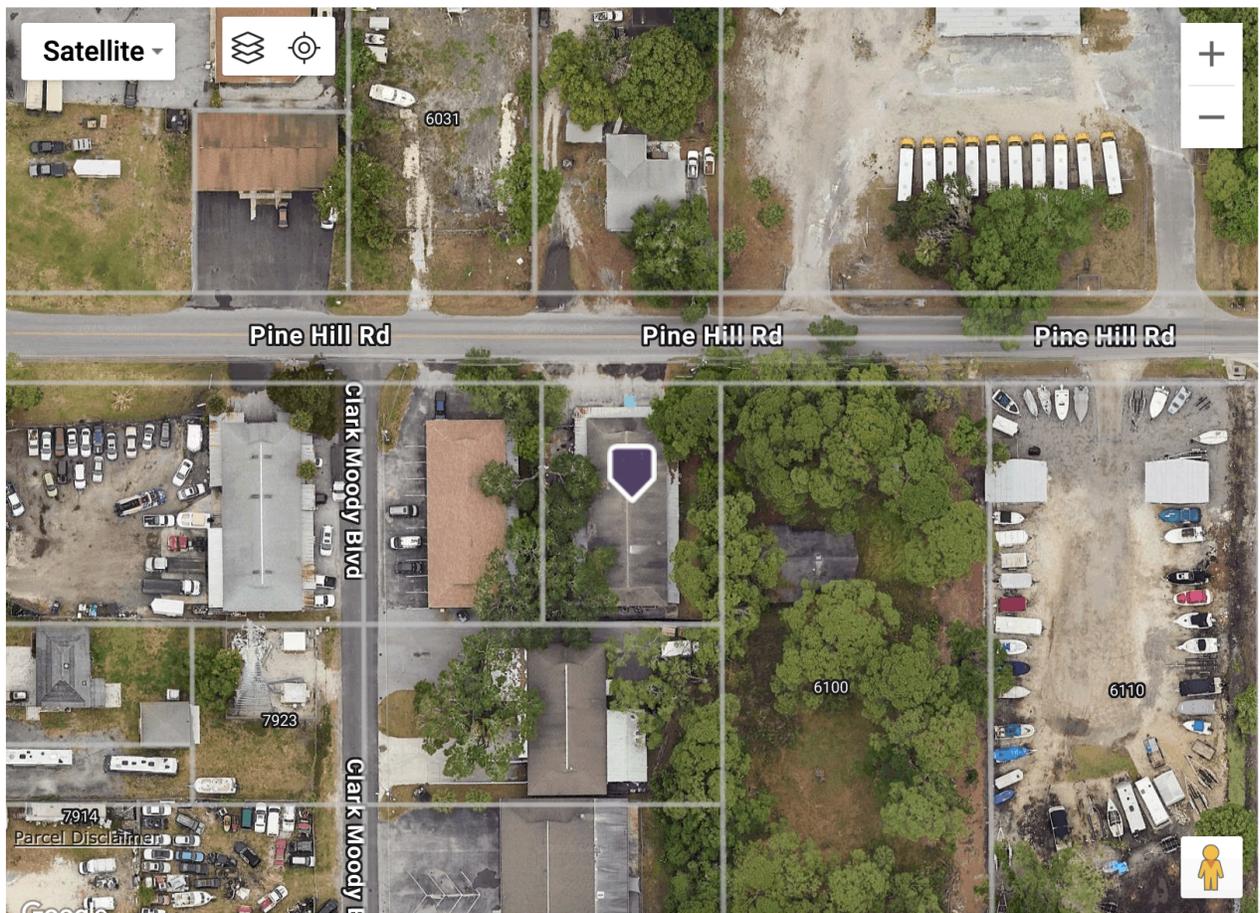
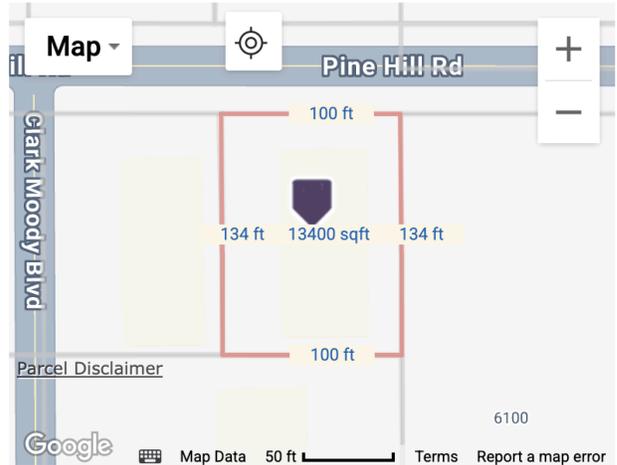
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Map:



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Monthly Mortgage Estimate (Owner-User):

If a buyer purchases the property for **\$799,000** using an SBA 504 loan:

<u>Category</u>	<u>Details</u>	<u>Monthly Cost</u>
<u>Down Payment (10%)</u>	<u>\$79,900</u>	=
<u>Loan Amount</u>	<u>\$719,100</u>	=
<u>Average Interest Rate</u>	<u>~5.85% (Fixed)</u>	=
<u>Amortization</u>	<u>25 Years</u>	=
<u>Principal & Interest</u>	<u>Estimated Payment</u>	<u>\$4,575</u>
<u>Estimated PSF Cost</u>	<u>Based on 5,512 SF</u>	<u>\$0.83 / SF / Month</u>

Note: This does not include property taxes and insurance (approx. \$1,200–\$1,500/mo depending on the buyer's policy), which would bring the total "all-in" ownership cost to roughly \$1.05 - \$1.10 per square foot. The information provided consists of estimates and projections for illustrative purposes only. All figures are based on market assumptions and should be independently verified by the buyer and their financial/legal advisors. Seller and Broker make no guarantees regarding future performance.

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Rental Comparison:

In the current Port Richey/New Port Richey market, similar "Flex" warehouse space with retail frontage is commanding between **\$14.00 and \$18.00 per square foot (Annual NNN)**.

<u>Scenario</u>	<u>Annual Rent (PSF)</u>	<u>Total Annual Rent</u>	<u>Total Monthly Rent</u>
<u>Market Low</u>	<u>\$14.00 / SF</u>	<u>\$77,168</u>	<u>\$6,430</u>
<u>Market Average</u>	<u>\$16.00 / SF</u>	<u>\$88,192</u>	<u>\$7,349</u>
<u>Market High</u>	<u>\$18.00 / SF</u>	<u>\$99,216</u>	<u>\$8,268</u>

Reasons to buy rather than rent:

Immediate Savings: By owning, the buyer's base "occupancy cost" (\$4,575) is roughly **\$1,855 cheaper per month** than the lowest market rent (\$6,430).

Equity Growth: While a tenant's \$7,300 monthly check disappears, the owner is paying down their own principal and benefiting from Pasco County's appreciation.

Fixed Costs: Rents in Pasco have risen significantly (some areas seeing 10%+ spikes). A mortgage locks in the buyer's largest business expense for 25 years.

Tax Advantage: As an owner, they can depreciate the building and potentially deduct mortgage interest, which a renter cannot do.

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