



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

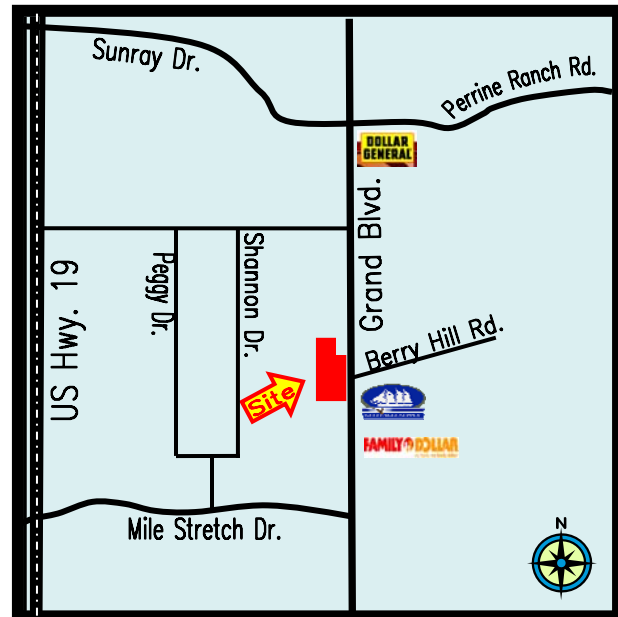
SI-1671

FREE STANDING BUILDING FOR SALE



2119 & 2127 GRAND BLVD.
HOLIDAY, FL 34690

- IDEAL FOR OWNER USER
- TWO TENANTS IN PLACE PROVIDING STRONG INCOME
- TOTAL BUILDING IS 22,814 SF
- OWNER CAN OCCUPY A PORTION OF THE BUILDING.
- EXCELLENT PARKING WITH SIGNIFICANT OUTSIDE STORAGE POTENTIAL
- LEASE RATE: \$19.75/SF, MODIFIED GROSS
- **SALE PRICE: \$3,049,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 2119 & 2127 Grand Blvd.
Holiday, FL 34690

LOCATION: Property is located on west side of Grand Blvd., at Berry Hill Rd.

LAND AREA: 2.41 acre

ZONING: C-2 General Commercial –Pasco Cty.

DIMENSIONS: Irregular

LAND USE: ROC- Retail /Residential/ Office

FLOOD ZONE: X (No Insurance required)

IMPROVEMENTS: 22,814 SF – Office Bldg.
& 1,512 SF House

LEGAL DESCRIPTION: In listing folder

YEAR BUILT: Office – 1986, Renovated 2004
House - 1972

UTILITIES: Electricity – (Duke Energy)
Water – Holiday Gardens Utilities, Sewer – Waste
Water Services, Trash - Independent

PRESENT USE: Office & House

PARKING: 5.80/1000 (133 spaces)

TAXES: \$28,504.63 (2023)

SALE PRICE: \$3,049,000

PARCEL ID: 29-26-16-0010-06000-0060 & 0050

LEASE PRICE: \$19.75/SF Modified Gross

TERMS: Cash to seller

NOTES: Very attractive Owner / User property with existing rental income in place. 22,800 SF total building with approximately 14,000 SF available for occupancy. **Tenant 1** (Department of the State of Florida) currently pays \$182,000 in gross income and has approximately 3 years remaining on the lease. **Tenant 2** (Owner) will stay or vacate. Gross income is \$103,000. Existing house (1,512 SF) is currently occupied and can be used by Owner or leased out. Very high parking ratio at this property with approximately 133 spaces. Improvements include new roof (2023), exterior paint (2023), Tenant 1 new carpet and paint (2023). Potential for outside storage with large lot. Great for service user like, electrician, plumber, HVAC contractor, etc., needing extra parking or an office user.

KEY HOOK #: N/A

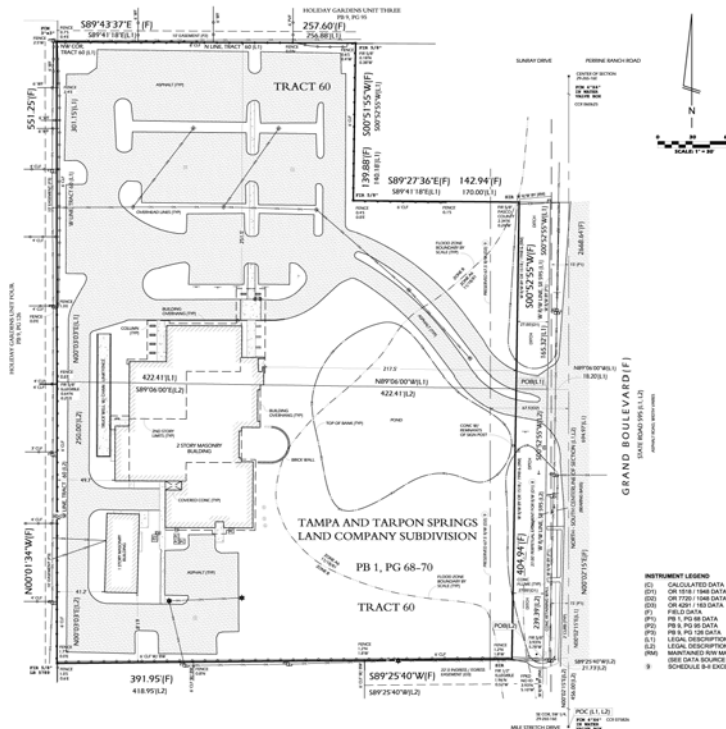
ASSOCIATE: Steve Klein & Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1671-3-27/25

SHOWING INFORMATION: Call Listing Associates to set appointment.

SURVEY:



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.