

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.

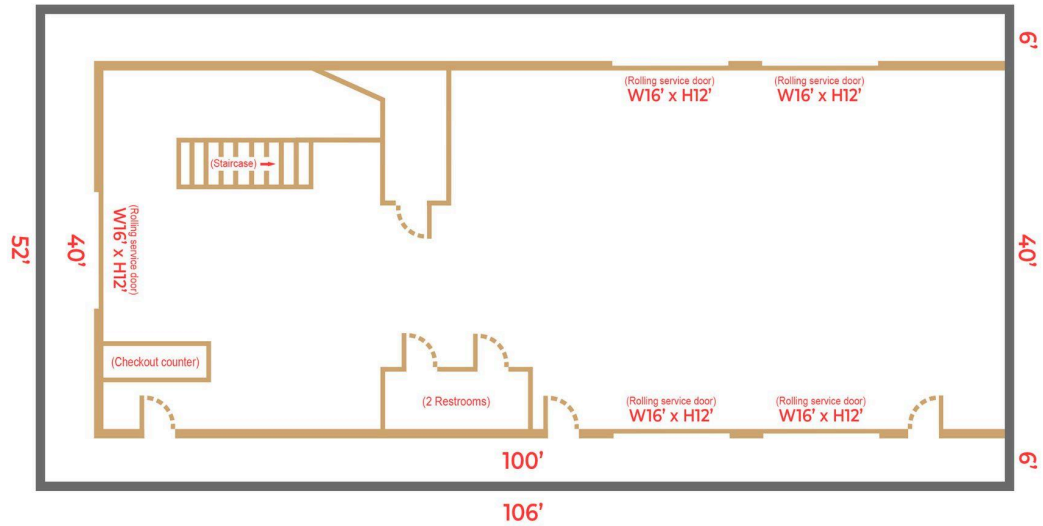


Chris Worthington (Listing Agent)

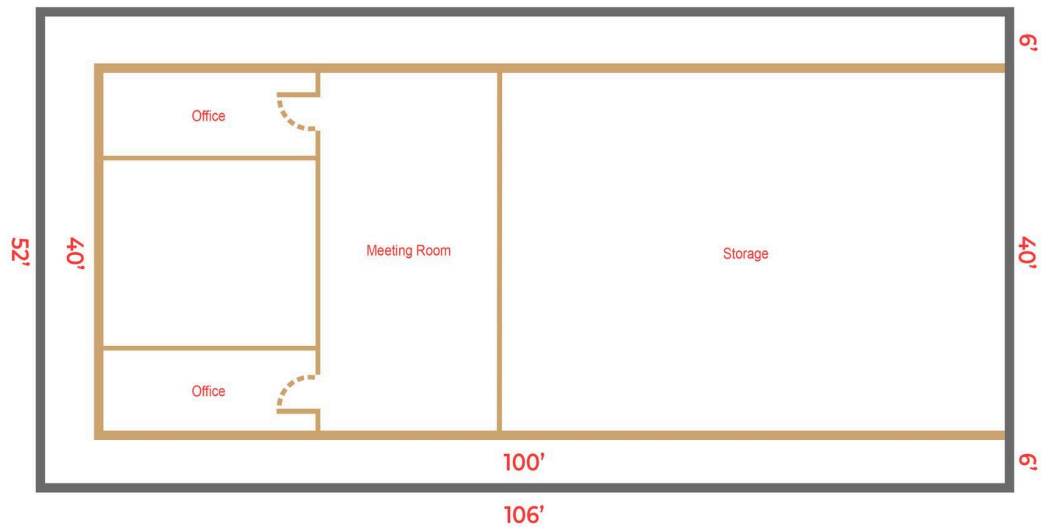
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Generalized Building Schematic:



Level 1 (Approx. floor plan)



Level 2 (Approx. floor plan)

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	

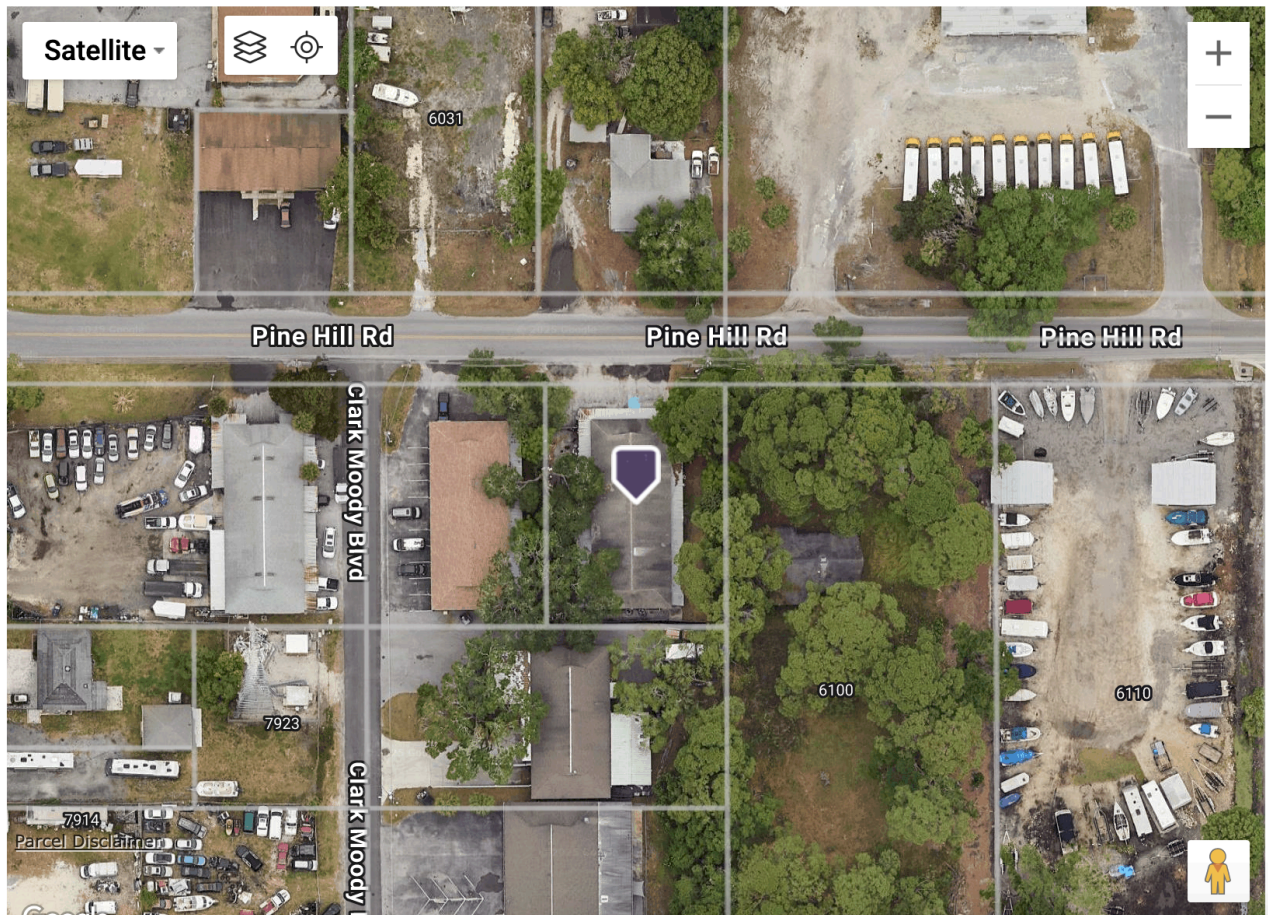
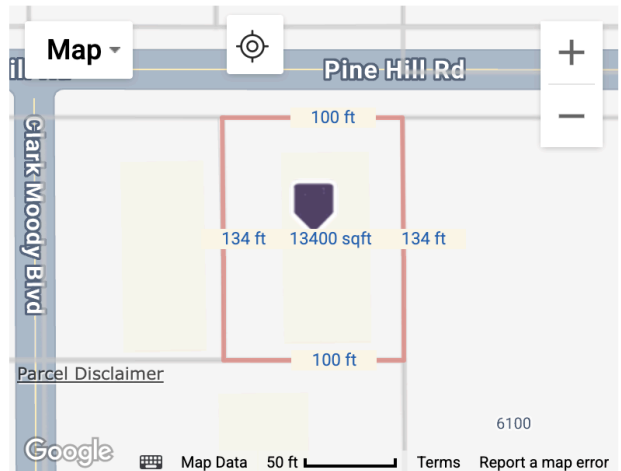
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Map:

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Monthly Mortgage Estimate (Owner-User):

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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.*

Rental Comparison:

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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 lease:

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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