

Standalone Office Building For Sale – 936SF \$170,000

5207 Marine Parkway, New Port Richey, FL 34652



Standalone Building
With Fenced Yard

**NPR Highway
Commercial
Zoning**



Property Overview

FHR Commercial is pleased to present an excellent opportunity to purchase a standalone office building situated in New Port Richey near the US19 & Marine Parkway Intersection. Property has a newer HVAC unit and roof.

- 0.15 Acre Parcel
- 936SF Office Building
- 528SF Of Car Port & 120SF Storage Shed
- 9 Striped Spots, 1 Car Port Spot, & Yard Parking
- 3 Private Offices, Lobby, & Reception Area
- 1 Bathroom & Unfinished Storage Room
- Fenced Yard w/ Plant Garden

Situated on a highly trafficked street is this residential-converted office space that features an expansive fenced yard. The building features an amply-sized car port and parking area. Available to a variety of office and professional service businesses that can benefit from being a part of the US19 corridor environment.





Exterior Photos





Interior Photos



Demographics



6,000+ AADT

Marine Parkway

11,000+

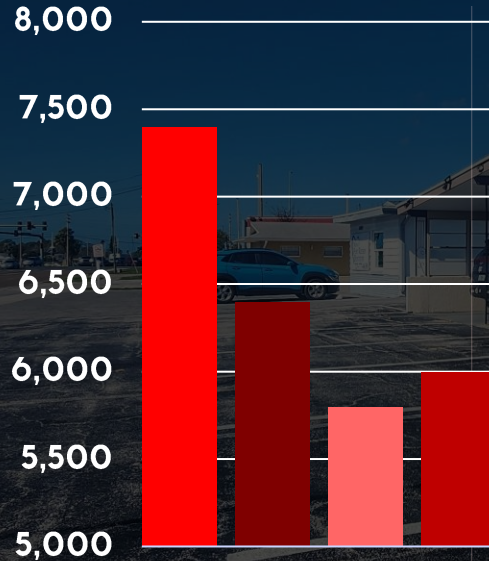
Households

\$312,500+

Average Home Price

51

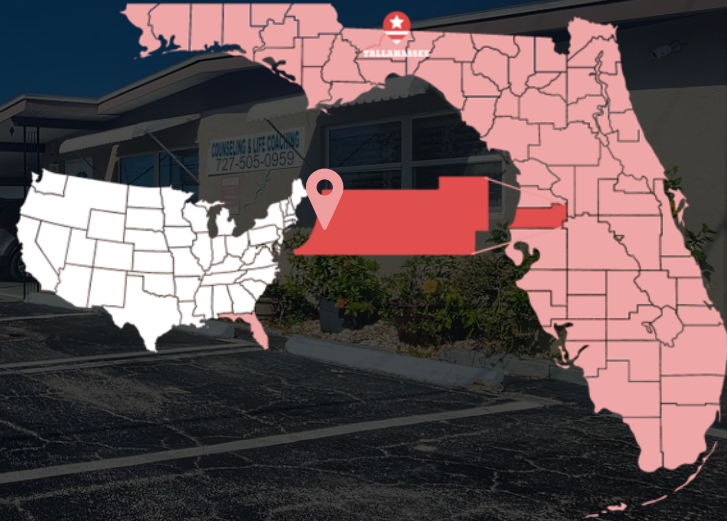
Median Age



**ACTIVE DAILY
TRAFFIC**

■ 2020 ■ 2021 ■ 2022 ■ 2023

New Port Richey, FL



26,500+

34652 ZIP Codes Population

\$48,500+

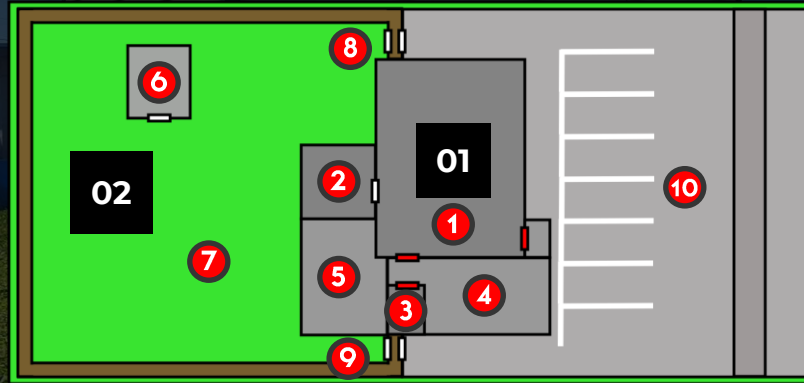
Avg. Household Income

*Information provided by Melissa Lookups, FDOT & US 2020 Census data

Property Card

LAND INFORMATION	PARKING LOT INFORMATION
# Of Acres: 0.15	Total Designated Parking Spaces: 10
BUILDING INFORMATION	ZONING INFORMATION
Year Built: 1959	Classification: New Port Richey Highway Commercial Zoning
Exterior Wall: Concrete Block Stucco	TAX INFORMATION
Total Square Footage: 1,584 SF	2025 Tax Estimate At \$170,000 Sale Price: \$\$4,250.60
Total Office Square Footage: 936 SF	Parcel Number: 08-26-16-0070-00000-1750
Total Car Port & Shed Square Footage: 648 SF	Address: 5207 Marine Parkway, New Port Richey, FL 34652

Site Plan



01 Office

1. Main Office Area
2. Rear Addition
3. Unfinished Storage Room
4. Car Port
5. Rear Unfinished Porch
6. Rear Storage Shed

02 Outside

7. Fenced Back Yard
8. East Double Wide Gate
9. West Single Wide Gate
10. Parking Lot
11. Marine Parkway

*Approximate Site Plan

Property Contacts



James Bailey, Realtor

FHR Commercial, a division of Future Home Realty Inc., is based out of Tampa Bay Area of Florida. James Bailey is a Leasing & Sales Agent working with FHR Commercial since 2020.

All information provided is approximate with digital altered images included. All prospective tenants are encourage to perform their own due diligence prior to leasing. Traffic, demographic, and property information provided through the U.S. Census, Florida Department of Transportation, Melissa Lookups, Pasco County Property Appraiser records, and City of New Port Richey records.

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