



FREE STANDING BUILDING FOR SALE



2119 & 2127 GRAND BLVD.
HOLIDAY, FL 34690

IDEAL FOR OWNER USER TWO TENANTS IN
PLACE PROVIDING STRONG INCOME

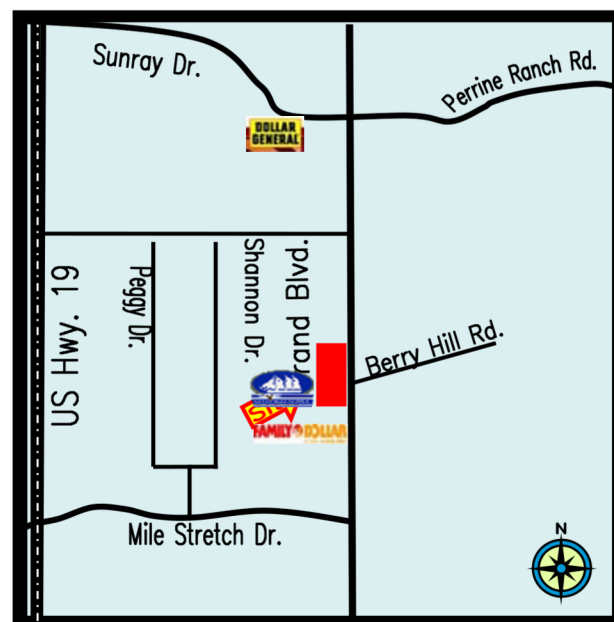
TOTAL BUILDING IS 22,814 SF

OWNER CAN OCCUPY A PORTION OF THE
BUILDING.

EXCELLENT PARKING WITH SIGNIFICANT
OUTSIDE STORAGE POTENTIAL

LEASE RATE: \$19.75/SF, MODIFIED GROSS

SALE PRICE: \$2,700,000



OZLEM ANIL
9170 Oakhurst Rd Ste 4, Seminole, FL 33776
949-903-2418 www.homesbyoz.com



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

LAND AREA: 2.41 acre

DIMENSIONS: Irregular

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

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

PRESENT USE: Office & House

PARKING: 5.80/1000 (133 spaces)

SALE PRICE: \$2,700,000

LEASE PRICE: \$19.75/SF Modified Gross

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

ZONING:C-2GeneralCommercial-PascoCty.

LANDUSE:ROC-Retail/Residential/Office

FLOOD_ZONE:X(NoInsuranceRequired)

LEGAL DESCRIPTION:Inlistingfolder

UTILITIES:Electricity-(DukeEnergy)

Water-HolidayGardensUtilities,Sewer-Waste
WaterServices,Trash-Independent

TAXES:\$28,504.63(2023)

PARCELID:29-26-16-0010-06000-0060&0050

TERMS: Cash to seller

Very Attractive Owner/User Opportunity with In-Place Rental Income

22,800 SF building with existing income from the State of Florida, paying \$182,000/year with ~3 years left on lease and potential for long-term extension.

The current owner occupies the remaining space, generating \$202,000/year, and is flexible to either remain in place or vacate, based on the buyer's needs.

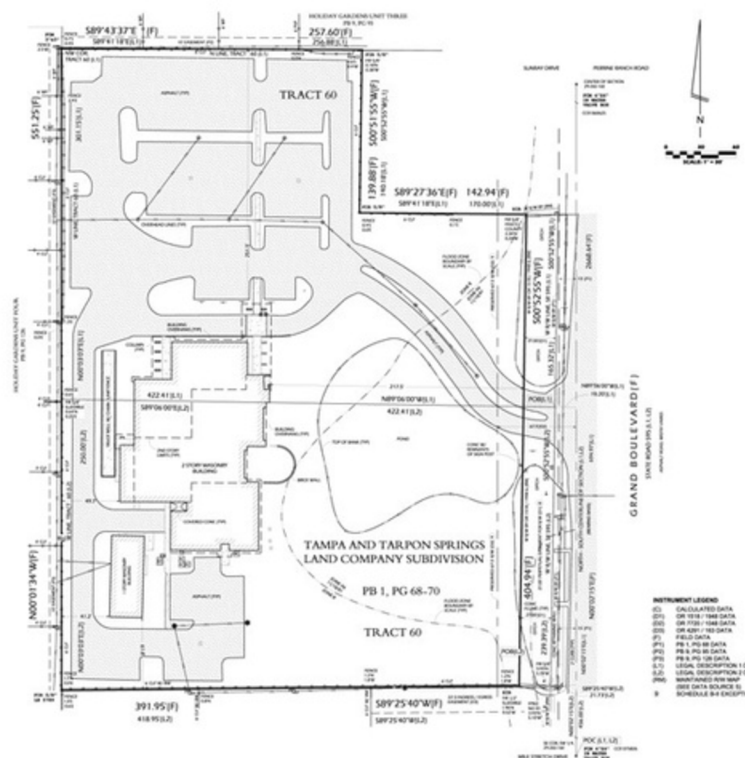
Includes a 1,512 SF house currently occupied—ideal for owner use or rental.

Located on a large C-2 zoned lot with 133 parking spaces and outside storage potential.

Perfect for service users like electricians, plumbers, HVAC contractors, or office-based businesses needing flexible space and extra parking.

*Call Listing Agent to set up an appointment.

SURVEY:



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