

MODERN MEDICAL OFFICE BUILDING

Free Standing, Over 4,674 RSF. 32-Asphalt Surface
Parking Spaces. New Port Richey, Tampa Bay Area
OFFERED AT \$1,200,000

DO NOT VISIT OR CONTACT OWNER - APPOINTMENT REQUIRED



CONFIDENTIAL OFFERING MEMORANDUM

Beachfront Realty Commercial Division
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OFFERING MEMORANDUM

5321 Grand Blvd. New Port Richey (Tampa Bay), FL 34652
Medical - Corporate - Technology - Office Building
Delivered Vacant

Brokerage & Seller Representation

Beachfront Realty – Commercial Division

Seller Representative: Gustavo Farfan

Florida Broker License #: 3338454

Office Address: 517 Arthur Godfrey Rd., Miami Beach, FL 33140

Executive Summary

This Offering Memorandum presents a unique opportunity to acquire a stand-alone medical and/or corporate office property located at 5321 Grand Blvd., New Port Richey, within the Tampa Bay metropolitan area. Originally designed and constructed as a medical building, the property has been substantially upgraded and is currently configured as a high-end technology office while retaining all medical infrastructure.

Investment Highlights

- Over 4,674 SF stand-alone medical / office building
- 0.62-acre site (26,877 SF)
- 32 on-site surface parking spaces
- Medical infrastructure preserved
- Significant recent capital improvements
- Ideal for medical, outpatient, or corporate office users

Property Description

The property is a self-contained commercial building offering flexible medical and office layouts. A newly designed contemporary reception area welcomes visitors, complemented by a glass-enclosed conference room. The interior includes multiple private offices, bathrooms, and specialized rooms suitable for medical or technology-driven operations.

Infrastructure & Systems

- Three-phase AC electrical power
- High-density internet and structured data wiring
- Designed for 24/7, high-availability operations
- Fully upgraded and operational kitchen
- Bedroom area with full bathroom and shower

Energy Efficiency & Improvements

- Newly maintained AC Packaged- Rooftop 2025.
- Energy-efficient roof upgrade, renovated 2018-2019
- White reflective roof coating. Designed to reduce roof surface temperature and lower energy consumption by up to 35%

Site & Parking

Situated on a 0.62-acre parcel, the property features 32 asphalt surface parking spaces, a rare amenity for medical or office properties of this size. The site allows for efficient circulation, patient access, and employee parking. (22 front spaces; 10 rear spaces)

Medical & Healthcare Proximity

- Morton Plant North Bay Hospital – approx. 2 miles
- HCA Florida Bayonet Point Hospital – approx. 6 miles
- HCA Florida Trinity Hospital – approx. 6.5 miles
- New Port Richey VA Outpatient Clinic – approx. 3 miles
- Tampa General Medical Group (Trinity) – approx. 6 miles

Location & Regional Access

- Downtown New Port Richey – approx. 1.5 miles
- Downtown Tampa – approx. 38 miles
- Tampa International Airport (TPA) – approx. 34 miles
- St. Pete–Clearwater International Airport (PIE) – approx. 28 miles
- Immediate access to U.S. Highway 19
- Close proximity to Suncoast Parkway

Zoning & Use

The property is suitable for a wide range of medical and professional office uses, including:

- Medical and dental practices
- Outpatient clinics
- Diagnostic and imaging centers
- Technology firms
- Corporate headquarters or regional offices

Qualified Buyers Only - Confidentiality & Disclaimer

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Subject Property Report

5321 Grand Blvd - Parcel #
08-26-16-0230-00000-0270

New Port Richey, FL 34652 - Medical / Office Building



PARCEL DETAIL

Parcel ID	08-26-16-0230-00000-0270
Municipality Name	City of New Port Richey
Subdivision	Crafts Sub
Land Use	Office Building
Zoning Code	O
Census Tract	030800

IMPROVEMENTS

Building Size	Over 4,674 SF
Existing FAR	0.17
Stories	1
# of Buildings	1
Year Built / Renov	1976 / 1985
Building Quality	Fair
Construction	Masonry
Exterior Walls	Concrete Block
Flooring	Tile
Roof	Gambrel
Heating	Gas/Wood
Garage	Carport

OWNER

Recorded Owner

LAND

Acres	0.62 AC
Land SF	26,877 SF

SALES REPRESENTATIVE

Broker	Ernesto Gustavo Farfan Beachfront Realty BK #3338454
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LOCATION

Market	Tampa - FL
CBSA	Tampa
DMA	Tampa-St Petersburg (Sarasota), FL
County	Pasco
State	Florida

Zip	34652
Country	United States
Latitude	28.236849
Longitude	-82.722839



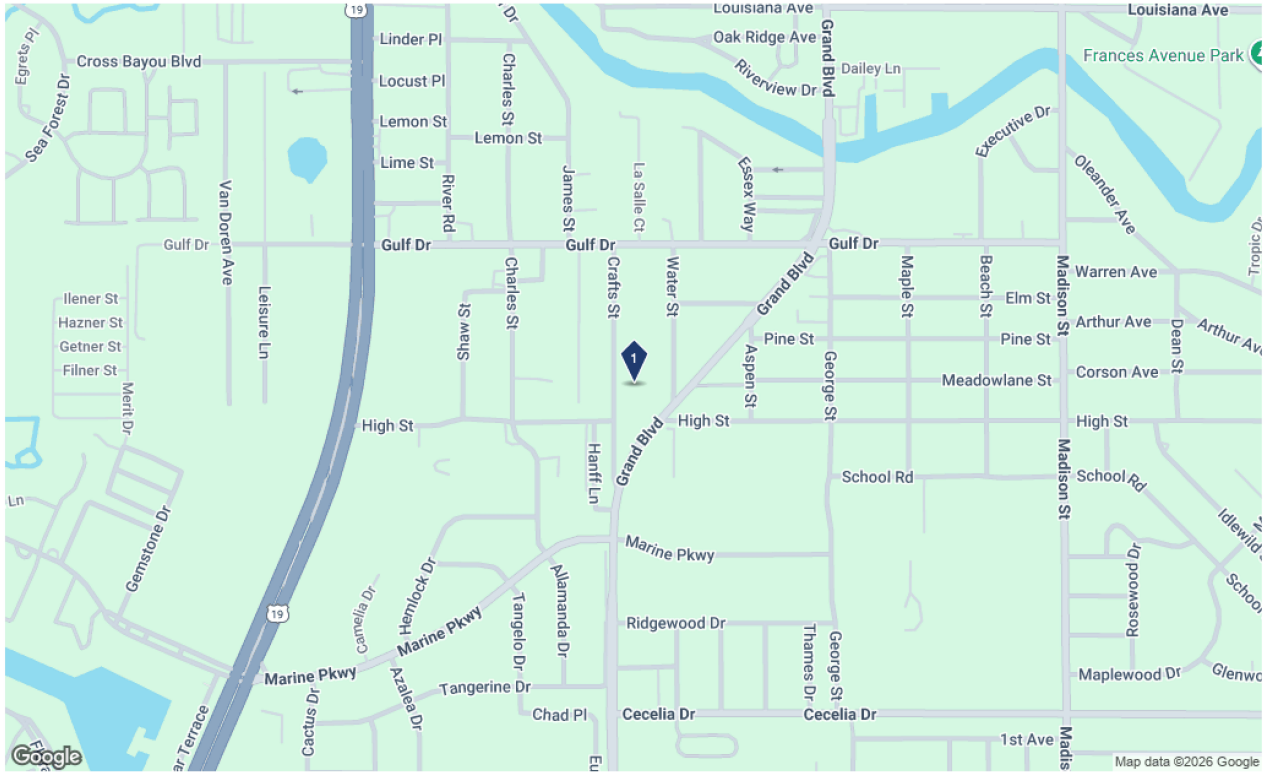
ADDITIONAL PICTURES





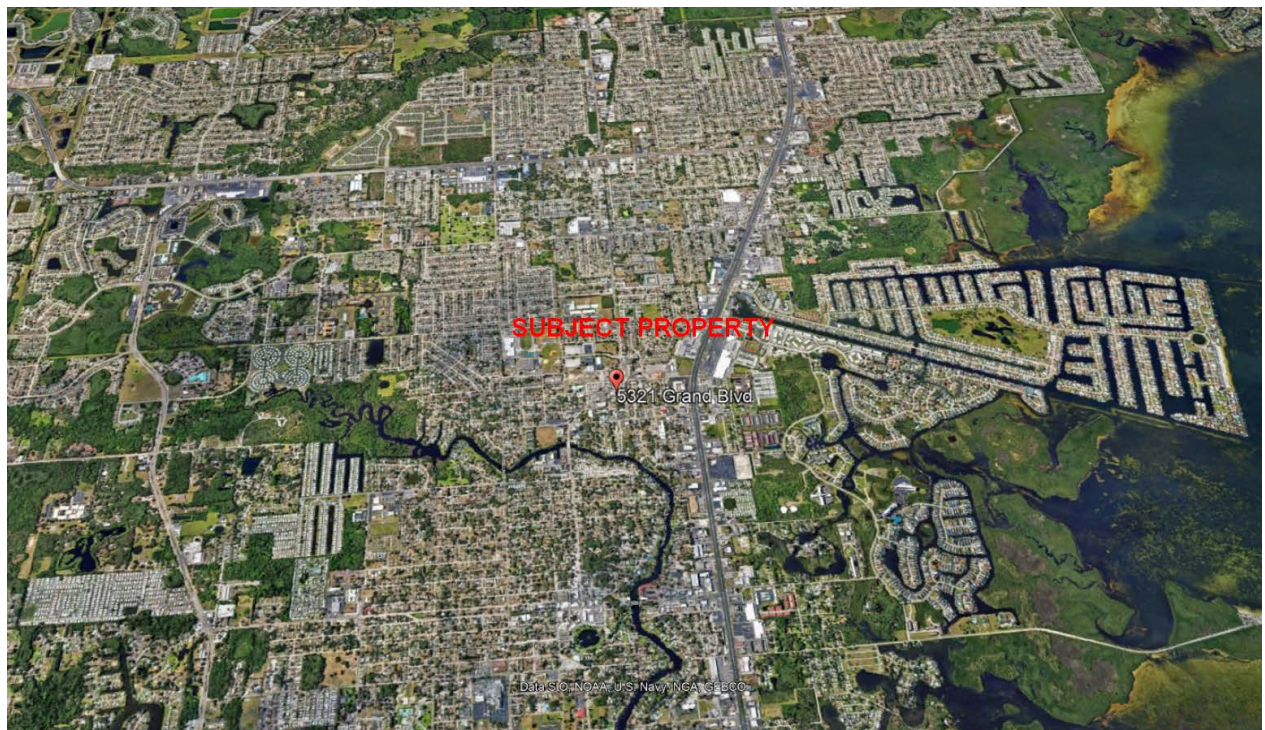
ADDITIONAL PICTURES

◆ 5321 Grand Blvd. New Port Richey, FL



2026 CoStar Group - Licensed to Beachfront Realty, Inc - 1007129

Gustavo Farfan BK3338454



TAMPA, FLORIDA

MEDICAL / OFFICE OPPORTUNITY



OFFERING MEMORANDUM

Presented by: Gustavo Farfan
Beachfront Commercial Division



5321 GRAND BLVD FEATURES LIST

BATHROOMS (4)

- Toilets
- Sinks
- Faucets
- Vanities
- Principal Bathroom fitted with full Fiberglass Shower
- On-Demand Hot Water Heater
- All water valves replaced with quarter turn ball valves

MAIN KITCHENS (1)

- Appliances and Fixtures
- Refrigerator
- Dishwasher
- Microwave
- 31-inch 4 Burner Countertop Cooktop
- Formica Countertops
- Refurbishing of Custom Cabinets
- Custom Tile Backsplash
- On-Demand Hot Water Heater
- All water valves replaced with quarter turn ball valves
- Sink, Faucet

PANTRY (1)

- Appliances and Fixtures
- Refrigerator (mini)
- Formica Countertops
- Refurbishing of Custom Cabinets
- Custom Tile Backsplash
- All water valves replaced with quarter turn ball valves
- Sink, Faucet

5321 GRAND BLVD FEATURES LIST

LAUNDRY ROOM (1)

- Appliances and Fixtures
- Stacked Washer/Dryer
- Refurbishing of Custom Cabinets
- All water valves replaced with quarter turn ball valves
- Sink
- Faucet

COMPLETE BUILDING GENERAL UPGRADES

- Floor Covering
- All Lighting Fixtures (inside and out) fitted with LED Daylight 6,000 Lumens
- All Outlets and Light Switches face plates replaced
- Elimination of Pop-Corn Ceilings
- All New Speakers for Background Music Center
- Entire Building painted (inside and out)
- New Door Hardware (knobs and hinges)
- All Doors fitted with medical grade venting systems

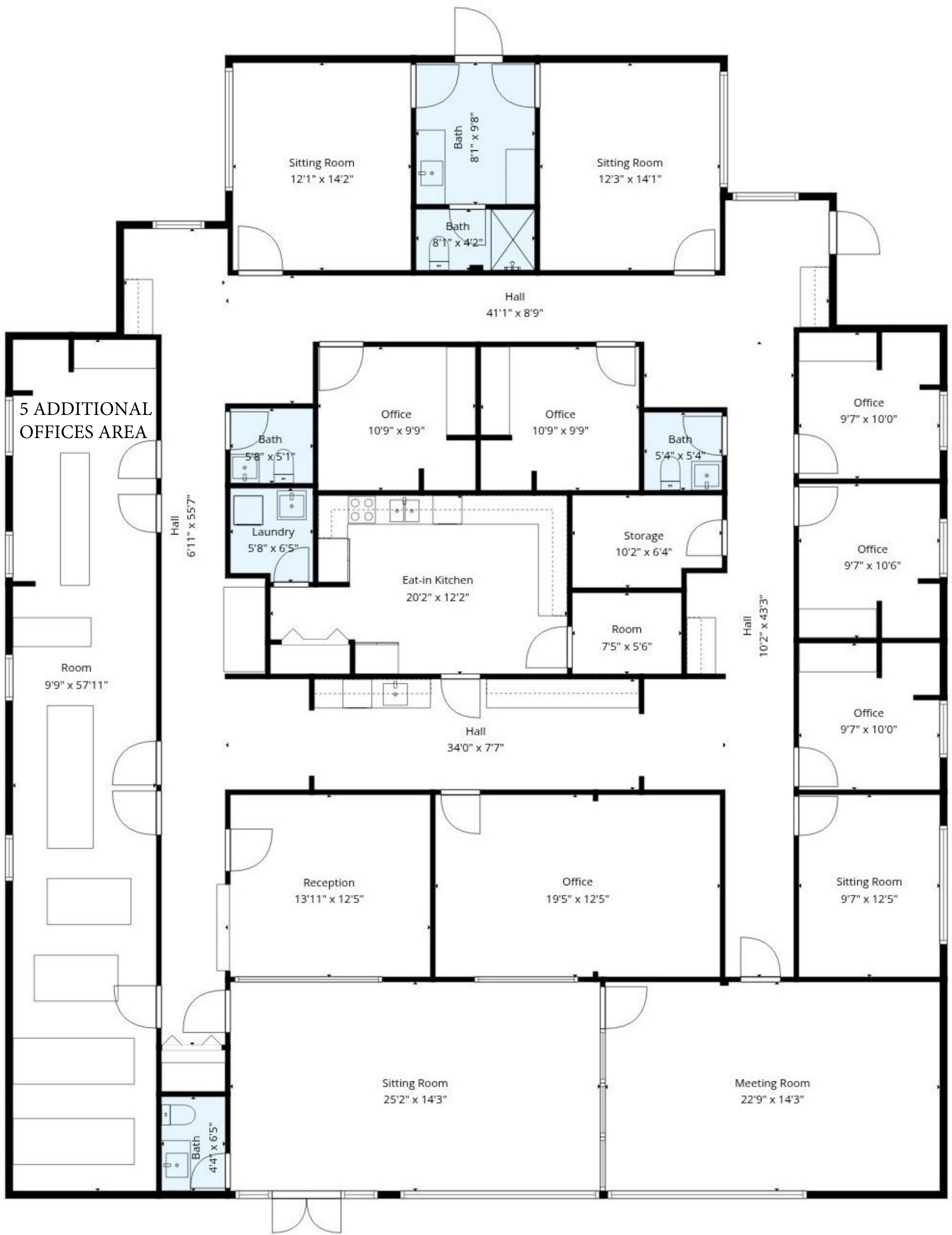
- Parking Lot (32 spaces seal coated and re-stripped)
- Outside Sign Monument Refurbished and Painted

- Light Landscaping

Important Note*

The Current large room on the left-hand side of the floor plan is being use as a data center.

Notice that there are 5 doors that were originally divided into 5 offices. Each one of the offices preserves the sewer, water connections. In addition, all original vanities for the sink that match the rest of the building vanities (see video in the Drive) have been saved for re-use.



5 ADDITIONAL OFFICES AREA

Total Square Foot 4,674 as per Property Records

Measurements Deemed Highly Reliable, But Not Guaranteed.

INTERIOR PICTURES

