

Cross Property 360 Property View

6100 MAIN STREET Unit #A, NEW PORT RICHEY, Florida 34653

Listing

W7882616 6100 MAIN ST, #A, NEW PORT RICHEY, FL 34653



County: Pasco
Ownership: Fee Simple
Annual Expenses:
Annual Net Inc: 25,000.00
Total Units: 2
Building Name/#:
Total Num Bldg: 2
Property Style: Duplex
SqFt Source: Public Records
Heated Area: 1,534 SqFt / 143 SqM
New Construction: No
Flood Zone Code: X

Status: Active
List Price: \$350,000
LP/SqFt: \$228.16
Year Built: 1946
Special Sale: None
ADOM: 4
CDOM: 4

Proj Comp Date:

MULTI-FAMILY ON MAIN STREET! 2 Separate Block Homes – Prime Downtown New Port Richey Location! Unlock incredible potential at 6100 Main Street, a unique duplex property offering the ultimate flexibility for investors and owner-occupants alike. Situated on a generous lot, this property features two separate, detached concrete block homes, providing superior privacy compared to traditional attached duplexes. The main residence is a spacious 2-bedroom, 1-bath home perfect for a primary residence or long-term rental. The second home is a private studio unit, which is ideal for an in-law suite, a private home office, or a high-performing short-term rental. Embrace the "New Port Richey Renaissance" with this prime location just moments from the vibrant downtown district. Leave the car at home and hop in your golf cart to reach Sims Park, the Cotee River, and a thriving scene of breweries, cafes, and restaurants. This property wins on true income potential, allowing you to live in the main home while the studio pays a portion of your mortgage, or rent both for maximum ROI. It also supports a modern work-from-home lifestyle, as the studio serves as a perfect distraction-free creative space or business office separate from your main living quarters OR open a business in the larger unit and live in the studio - subject to proper zoning. With solid block construction on both units, do not miss this opportunity to own a piece of Main Street with endless possibilities!

Beds Total: 2 **Baths Total:** 2

| Units | # Beds | # Baths | # FB | # HB | # of Units | # Occupied | Exp Rent | Sq Ft Heated | Garage Spcs | Garage Att. |
|------------------------|--------|---------|------|------|------------|------------|----------|--------------|-------------|-------------|
| Type: 2 Bedroom | 2 | 1 | 1 | 0 | 1 | | \$2,500 | 1,006 | | |
| Type: Studio | 0 | 1 | 1 | 0 | 1 | | \$1,500 | 500 | | |

Land, Site, and Tax Information

Legal Desc: CITY OF NEW PORT RICHEY PB 4 PG 49 LOTS 13 & 14 BLOCK 85 OR 3644 PG 556 OR 6026 PG 1922
Lot Dimensions: **Lot Size Acres:** 0.11 **Lot Size:** 5,000 SqFt / 465 SqM
SE/TP/RG: 4-26S-16E **Zoning:** R3 **Section #:** 4
Subdivision #: **Future Land Use:** **Block/Parcel:** 85
Tax ID: [16-26-04-003.0-085.00-013.0](#) **Zoning Comp:** **Front Exposure:**
Taxes: \$2,878.25 **CDD:** No **Tax Year:** 2024 **Lot #:** 13
Homestead: **Development:** **Plat Book/Page:** 4-49
Flood Zone Code: X **Flood Zone Date:** 06/05/2020 **Flood Zone Panel:** 12101C0352G
Alt Key/Folio #: 1626040030085000130
Subdivison Name: NEW PORT RICHEY CITY **Subdiv/Condo:**
Additional Parcel: No **# of Parcels:** **Additional Tax IDs:**
Floor #: **Building Elevator:** **Tot Acreage:** 0 to less than 1/4 **Annual CDD Fee:**
Water Frontage: No
Water Access: No **Water Name:**
Water View: No **Water Extras:** No

Interior Information

A/C: Central Air **Flooring Covering:** **Heated Area Source:** Public Records
Fireplace: No **Fireplace Desc:** **Total Area:**
Heat/Fuel: Central **Security Feat:** **Heated Area:** 1,534 SqFt / 143 SqM
Water: Public **Sewer:** Public Sewer
Interior Feat: Ceiling Fans(s)
Utilities: Cable Available, Electricity Connected, Public, Sewer Connected
Individually Metered:

Exterior Information

Pool: None **Ext Construction:** Block
Garage: No **Gar Spcs:** **Attached:** **Garage Dim:**
Carpport: No **Carpport Spcs:** **Roof:** Shingle
Garage/Parking Features: Curb Parking, Driveway **Assigned Spcs:**
Ext Features: Lighting
Foundation: Slab **Road Surface Type:** Paved

Green Features

Green Energy Generation: **Green Energy Generation Y/N:** No

Community Information

Master Assn/Name: No **Master Assn Fee:** **Master Assn Ph:**
Housing for Older Per: No **FCHR Website:** **Affidavit YN:** **Expire Renewal Date:**
Additional Lease Restrictions: Buyer to confirm lease restrictions with appropriate party.

Realtor Information

List Agent: [Melinda Grimes](#) **List Agent ID:** 260039145 **List Agent Direct:** 727-488-9879

List Agent E-mail: melinda.grimes@bridgepointbrea.com

List Agent Fax:

List Agent Cell: 727-488-9879

List Office Phone: 352-515-0226

List Office: [BRIDGE POINT BUSINESS REAL EST](#)

List Office ID: 257010771

On Market Date: 02/01/2026

Seller Representation: Transaction Broker

Possession: Negotiable

Owner: ABIGAIL LYNN KANARIS

Tenant:

Expiration Date: 08/31/2026

Delayed Distribution YN: No

Delayed Dist. Date:

Listing Type: Exclusive Right To Sell

Listing Service Type: Full Service

Spec List Type: Exclusive Right To Sell

Realtor Info: As-Is

Showing Instructions: 24 Hour Notice, Appointment Only

Showing Considerations: Pet(s) on Premises

Driving Directions: US 19 TO MAIN STREET.

Realtor Remarks: 24 HOUR NOTICE REQUIRED. TENANTS IN PLACE - DO NOT DISTURB. TEXT 727-488-9879 FOR SHOWINGS. PLEASE SUBMIT OFFERS AND PRE-APPROVAL OR PROOF OF FUNDS TO MELINDA.GRIMES@BRIDGEPOINTBREA.COM

Original Price: \$350,000

Owner Phone:

Tenant Phone:

Representation:

Occupant Type: Tenant

Seller's Preferred Closing Agent

Closing Agent Name: SHARON WHEATLEY

Email: SHARON.WHEATLEY@TIMETOCLOSETITLE.COM

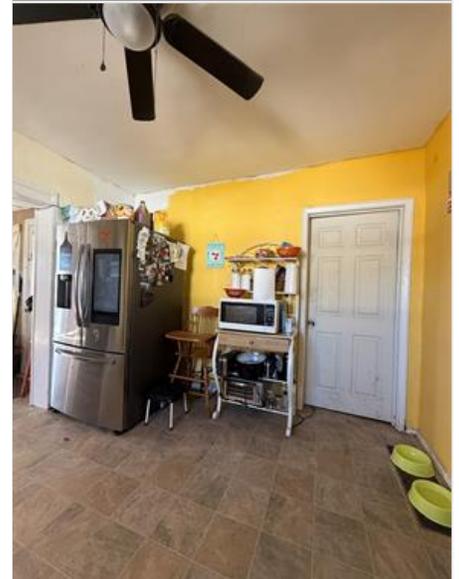
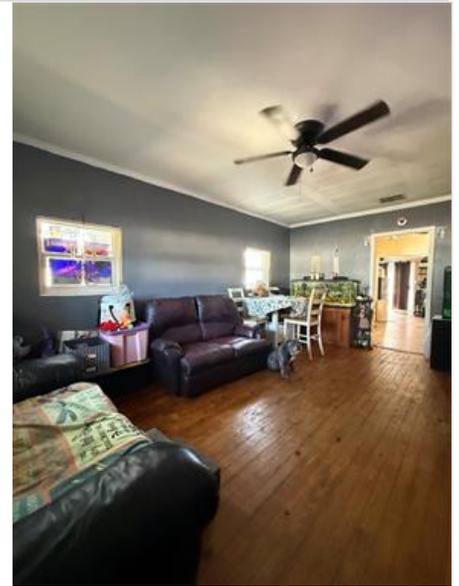
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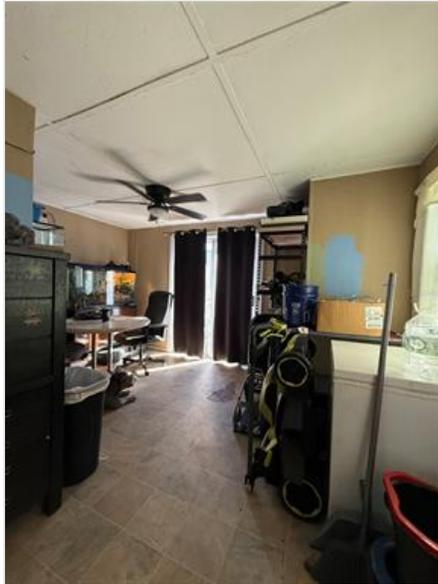
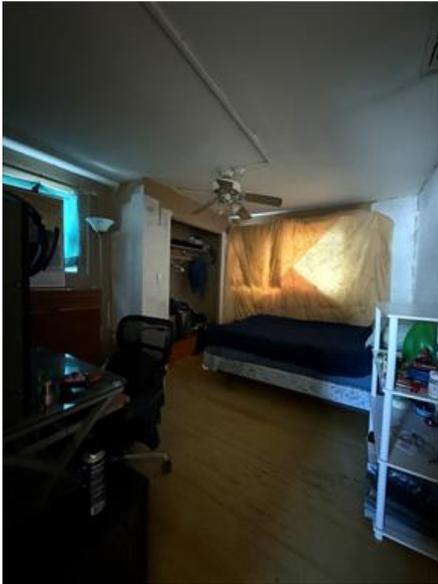
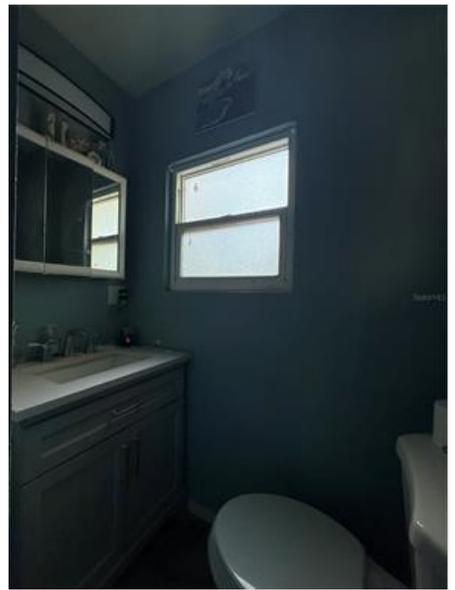
Closing Company Name: TIME TO CLOSE TITLE LLC

Phone: 3527921214

Fax:

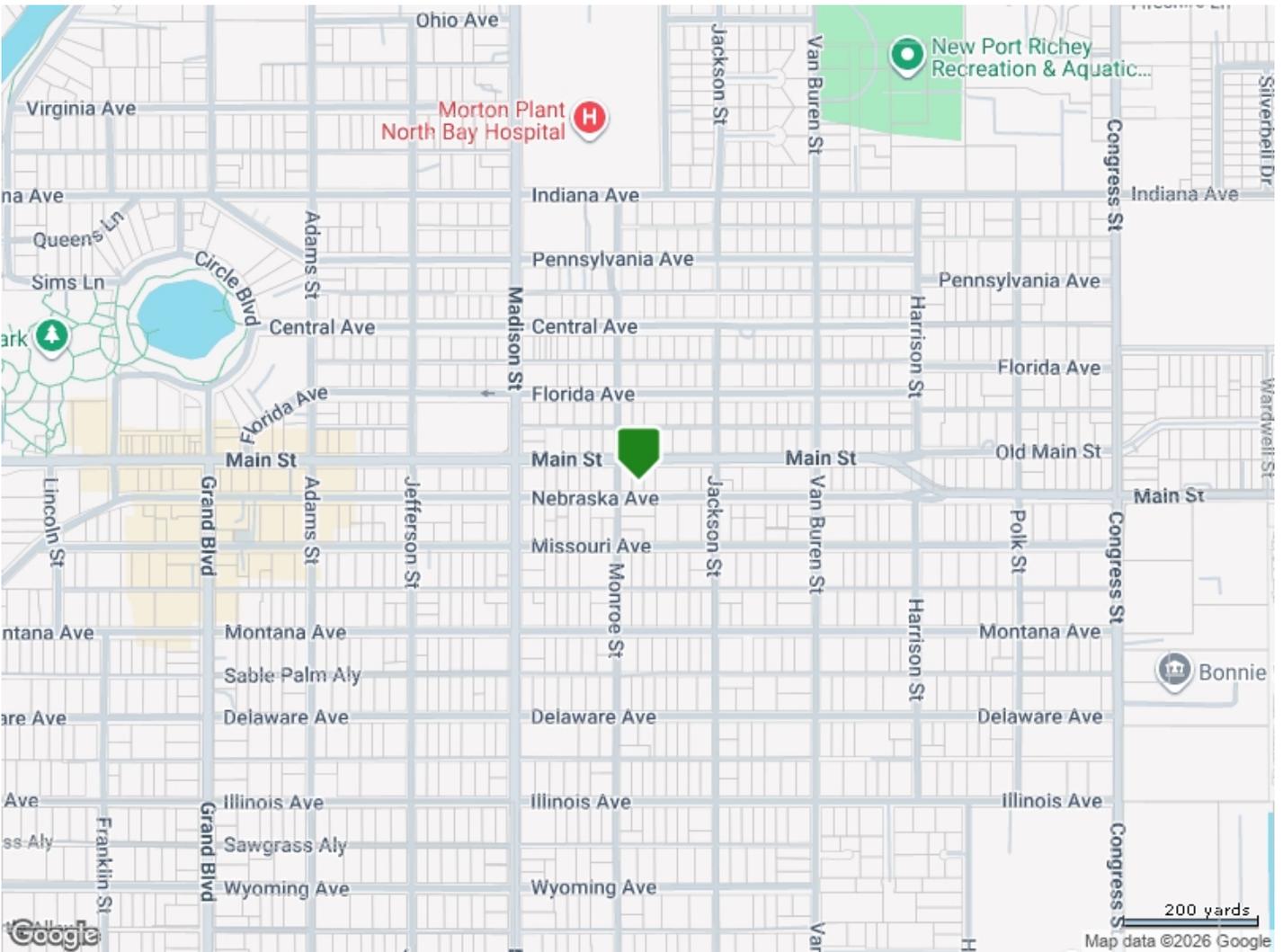
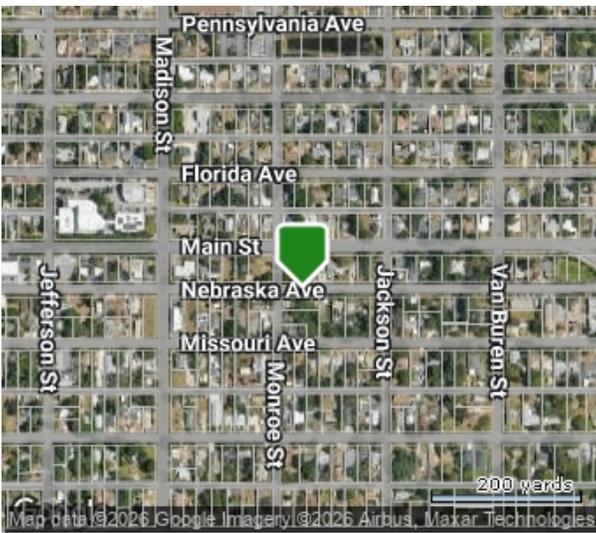
Photos







Parcel Map



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