INVESTMENT OPPORTUNITY

5812 MISSOURI AVENUE

DOWNTOWN NEW PORT RICHEY | COMMERCIAL / MIXED-USE

$849,000 | 5,826 SF | $145.73/SF

A RARE BLENDED-USE VALUE STORY

A distinctive downtown property combining a large ground-floor commercial component, two separate residential apartments, pool/patio, garage/storage and parking. The building needs maintenance, renovation and updating - but its unusual scale, flexibility and low acquisition basis create substantial repositioning potential.

$145.73	~23%	~30%
SUBJECT $/SF	**BELOW SOLD COMP**	**BELOW MF-2 ACTIVE**
$849,000 / 5,826 SF	vs. $189.43/SF Madison sale	vs. $209.50/SF 5622 Missouri

THE OPPORTUNITY

At the current asking price, the property is being acquired at roughly the mid-$140s per total square foot. Selected nearby market benchmarks range materially higher. Because there are few true apples-to-apples mixed-use comparables, the strongest analysis considers the commercial and residential components together while recognizing the renovation required.

MARKET POSITIONING

SELECTED SALES + MARKET COMPARABLES

5812 Missouri is positioned at a comparatively low basis versus selected nearby benchmarks.

PROPERTY	STATUS	PRICE	SF	$/SF	VALUE CONTEXT
5812 Missouri Ave	**SUBJECT**	**$849,000**	**5,826**	**$145.73**	**Mixed-use + 2 apartments + pool**
5622 Missouri Ave	ACTIVE	$1,645,900	7,856	$209.50	8-unit MF; MF-2; occupied
5701 Main St	PENDING	$1,250,000	3,000	$416.67	Downtown commercial/office
5635 Montana Ave	ACTIVE	$425,000	1,008	$421.63	Renovated duplex / income
5539 Delaware Ave	PENDING	$759,000	2,838	$267.44	Single-family; 0.59 ac; pool
5836-5848 Madison St	SOLD 6/25/26	$442,500	2,336	$189.43	4-unit multifamily; closed

WHY THE ASKING PRICE IS MARKET-SUPPORTED

- **CLOSED-SALE SUPPORT**
  Madison Street closed at approximately $189.43/SF. The subject is about 23% lower on a per-square-foot basis.
- **MF-2 BENCHMARK**
  5622 Missouri is marketed around $209.50/SF. It is a stabilized 8-unit asset, but demonstrates nearby income-property pricing.
- **DOWNTOWN COMMERCIAL**
  5701 Main Street is pending at $1.25M for 3,000 SF, or approximately $416.67/SF. Its frontage is superior; the subject offers nearly twice the building area for $401,000 less.
- **BLENDED-USE VALUE**
  Commercial utility, two residential units, pool/patio, garage/storage and parking create multiple potential occupancy and income strategies, subject to approvals.

BUYER TAKEAWAY

At approximately $146/SF, 5812 Missouri Avenue offers a lower acquisition basis than these selected nearby benchmarks while delivering 5,826 SF and multiple functional components. Its pricing case is strongest when viewed as a blended commercial + residential opportunity.

RESIDENTIAL INCOME POTENTIAL

RENTAL COMPARABLE SNAPSHOT

The residential portion includes an approximately 1,950 SF 3-bedroom/2-bath unit with in-unit laundry connections and an approximately 850 SF 2-bedroom/1-bath unit with separate downstairs laundry access. Rental benchmarks below help frame potential after appropriate renovation and updating.

ACTIVE LISTINGS

2/1 | 600 SF	**$1,200**
2/1 | 792 SF	**$1,850**
2/1 | 1,536 SF	**$1,150**
2/1 | ~900 SF renovated	**$1,475**
2/1 | 850 SF slight reno	**$1,195**
2/1 | 750 SF	**$1,495**

LEASED

2/1 | 700 SF	**$1,199**
2/1 | 800 SF	**$1,500**
2/1 | 702 SF	**$1,200**
3/1 | 868 SF	**$1,700**

PROPERTY VISUALS

THE UPSIDE

This property is difficult to compare because its configuration is genuinely unusual. A practical valuation approach separates the commercial utility and residential income potential while accounting for renovation and build-out. If comprehensively renovated and repositioned, the property may have potential value well above $1.4 million, subject to market conditions, permitted uses, renovation costs and final improvements.

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