

± 5.4 Acres on US Highway 19 New Port Richey, FL (Tampa Bay MSA)

Value-Add, Redevelopment/Re-Positioning Opportunity With Current Cash Flow



3545, 3561-3621 & 3633 US 19
NEW PORT RICHEY, FL

OFFERING PRICE

\$4,750,000

IN-PLACE NOI

\$308,367

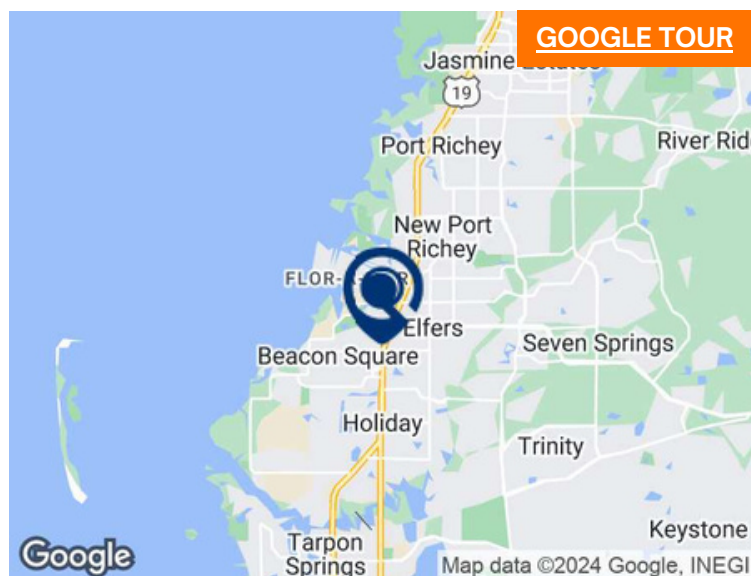
PRICE PER ACRE

\$880,000

ZONING

C-2

- Redevelopment and/or Re-Tenancing Opportunity
- 40,960 SF building suitable for re-tenancing
- Upside Potential in Under-Utilized Outparcels
- Current Cash Flow (\$308,367 NOI)
- Short Term Leases with Existing Tenants
- High Visibility on US Highway 19 (70,000 AADT)
- Easy Access with Corner Location at Signalized Intersection



PROPERTIES.LQCRE.COM/US-19-COMMERCIAL-INVESTMENT-PROPERTY

LQ Commercial
REAL ESTATE SERVICES
5601 Mariner St #220
Tampa, FL 33609
LQCRE.COM

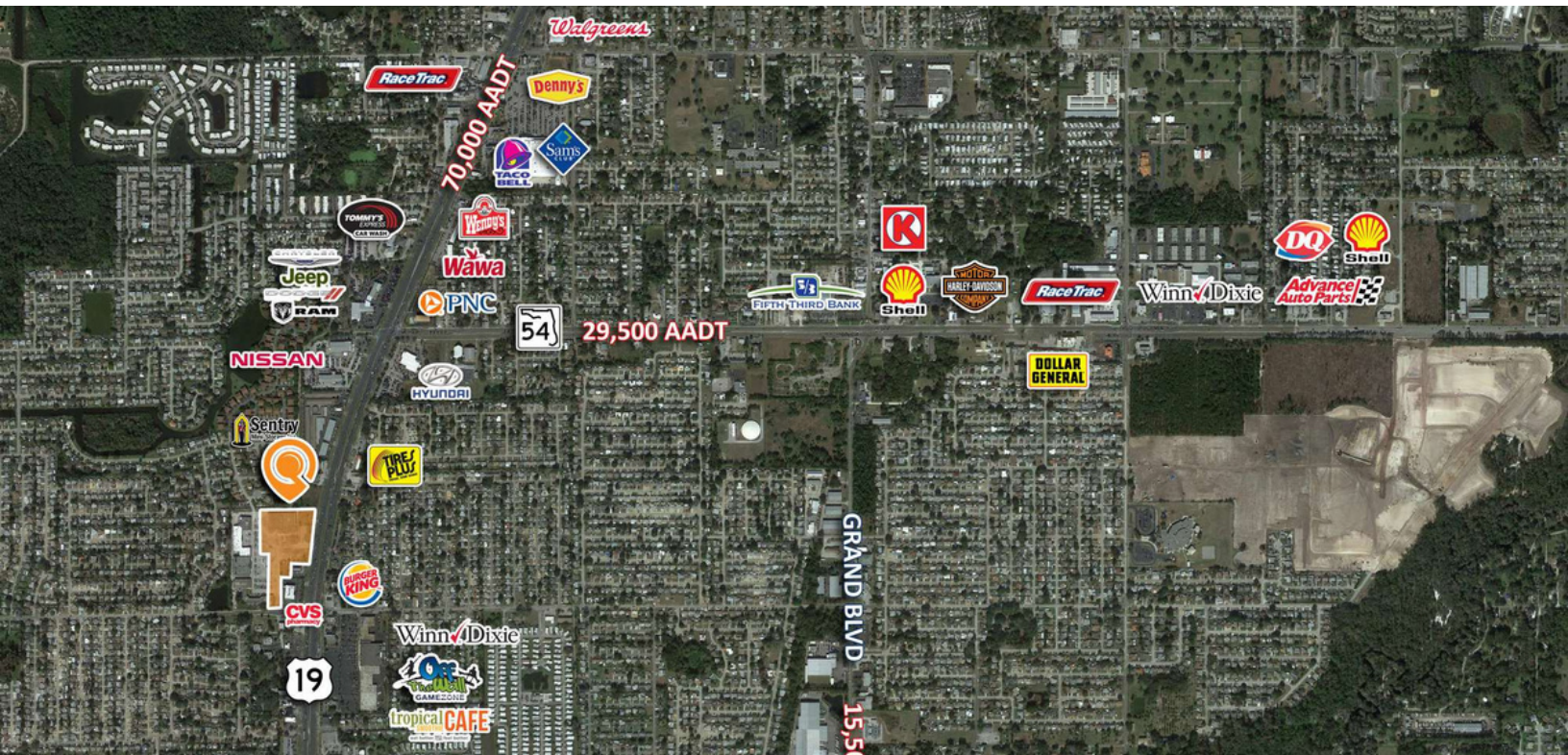
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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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