

# Auto Service Center on Ridge Road

6302 Ridge Road & 8439 Formel Avenue, Port Richey, FL 34668



**BERKSHIRE  
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



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## *For Sale*

- ⊕ Commercial buildings on Ridge Road
- ⊕ 1,800± SF auto center with 3 service bays and office
- ⊕ Adjacent 1,092± SF single family home on Formel Ave.  
Zoned R1MH
- ⊕ Ideal owner/user/live/work opportunity
- ⊕ Excellent exposure with prominent pylon signage
- ⊕ 125' frontage on major commuter roadway
- ⊕ 33,000 average daily traffic on Ridge Road
- ⊕ Offered Sale Price: \$189,900

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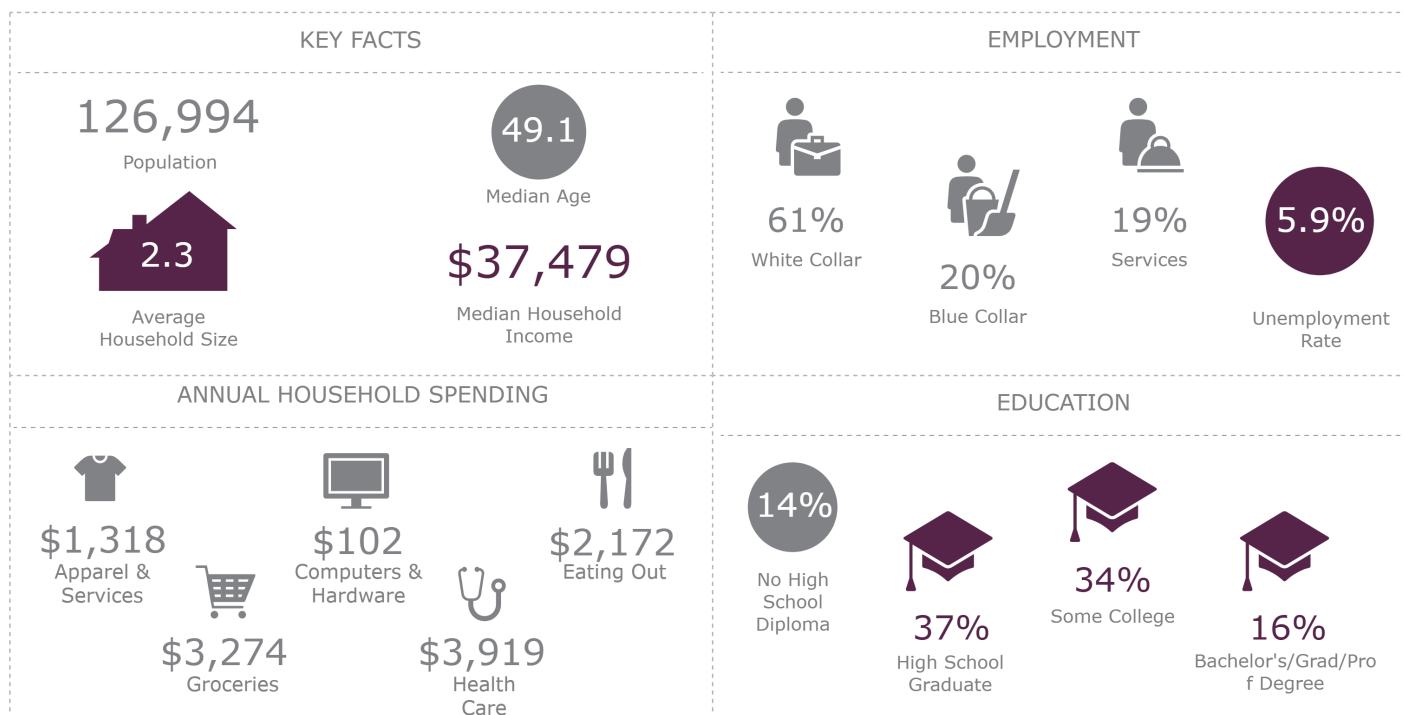
# Auto Service Center on Ridge Road

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This property is comprised of 2 parcels totaling .40 acres. It is located on the southwest corner of Ridge Road and Formel Avenue. On the north parcel, zoned C-2 commercial, is an 1,800 square foot auto service center with 3 service bays and office. On the south parcel, zoned R1MH residential, has on it a 1,092 square foot single family home. Ideal for a live/work arrangement.

## AREA DEMOGRAPHICS (5 MILE RADIUS)



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