

INCOME PRODUCING MULTIPLE USE FACILITY

Zoned C2

8836 US Hwy 19, Port Richey, FL 34668

FOR SALE

\$2,200,000



- Income producing property
- 15,680/SF on 1.63 Acres
- Minimal Landlord obligations
- Just off US Hwy 19
- Zoned C2
- Traffic Count: 55,000 AADT
- Sale Price: \$2,200,000

FOR SALE

Multi-tenant Income producing property on US Hwy 19 with no owner responsibility. This building includes a great mix of tenants and provides Racquet Ball membership income for monthly /annual memberships and or daily rates. A full liquor license and bar contribute to the profitability of this space as a great use for renting out as an event center and for tournaments for additional income. This property runs itself and would be perfect for an investor or owner user.



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**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

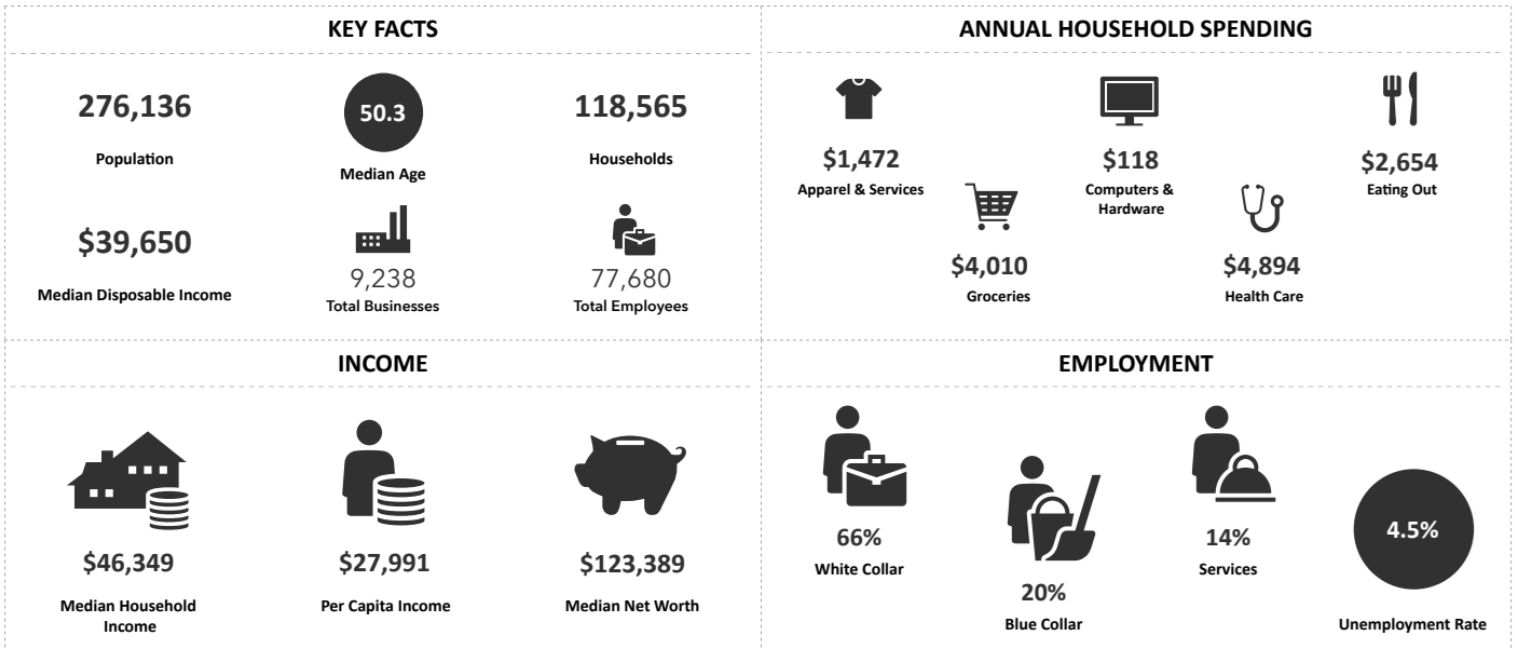
COMMERCIAL DIVISION

TENANTS

24 Hour Gym	Self Defense Academy
Pasco Wolfpack Wrestling Club	Pro Wrestling School
Café/Supplement Store	Soccer Academy
Plyo Yoga	Basketball Academy
Gymnastics & Dance	Church
Shooters Alley	Jiu Jitsu
Racquetball Membership	Full Bar / Lounge



AREA DEMOGRAPHICS (10 MILE RADIUS)



Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

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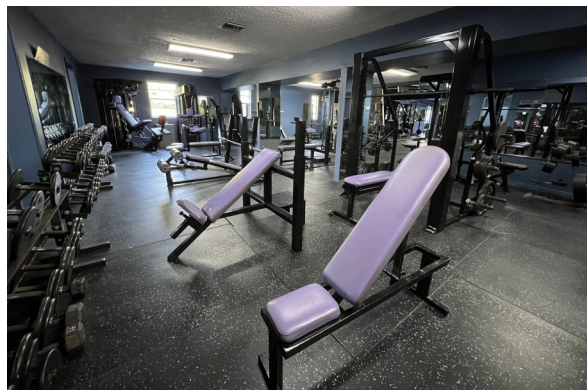
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