

3000 - 3006 US Hwy 19 N

A Comprehensive Cancer Treatment Facility

Holiday, FL 34691



CANCER
CENTER
of pasco-pinellas

Carleton Compton, CCIM | Vice President, Brokerage



healthcare

Commercial Real Estate Solutions®



THE OFFERING

3000-3006 US Hwy 19 North

Equity Healthcare Real Estate is pleased to announce for sale a 6,000 SF building that sits on 0.07 acres and is part of a condo association. Listing price is \$995,000. The property is fully built out and equipped for a comprehensive oncology medical practice that includes a radiation treatment area with vault, PET/CT room and hot lab, as well as a chemotherapy suite. Equipment is available for purchase. The property is located in Holiday, Florida between Tarpon Springs and New Port Richey in close proximity to the growing area of Trinity, Florida. The facility is ideally suited for an oncology practice who is looking for an owner/occupant or investment opportunity, looking to expand or start a practice in the area.

The property is less than 4 miles from the Morton Plant North Bay Hospital, a 222-bed facility; 4.89 miles from Medical Center of Trinity, a 288-bed, state-of-the-art, all-private room hospital and 5.04 miles from Florida Hospital of North Pinellas a full-service, 168-bed facility.

With traffic counts on Highway 19 in excess of 72,000 VPD, the site offers great exposure for signage and visibility. The subject property is situated in a strong demographic area with a 5 mile population of over 134,000, with the median age of 45-48 years old and an average household income of \$59,518.



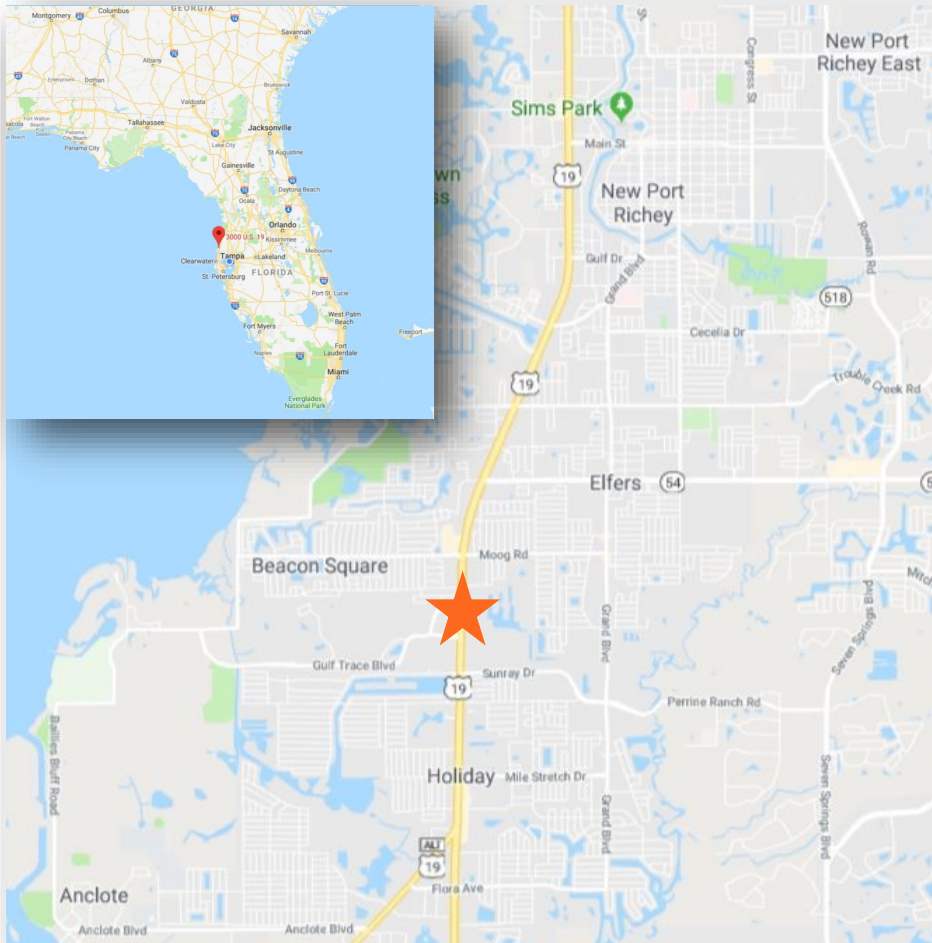
OFFERING HIGHLIGHTS

Building Size 6,000 SF	Year Built 1989
Size/Acreage 0.07 AC	Zoning C2
Parking Ample	Price \$995,000

AREA MAPS

3000-3006 US Hwy 19 North

The property is located on US Highway 19, north of Sunray Dr. and just south of SR-54 in Pasco County, Florida.



INTERIOR PHOTOS

3000-3006 US Hwy 19 North



INTERIOR PHOTOS (CONT.)

3000-3006 US Hwy 19 North



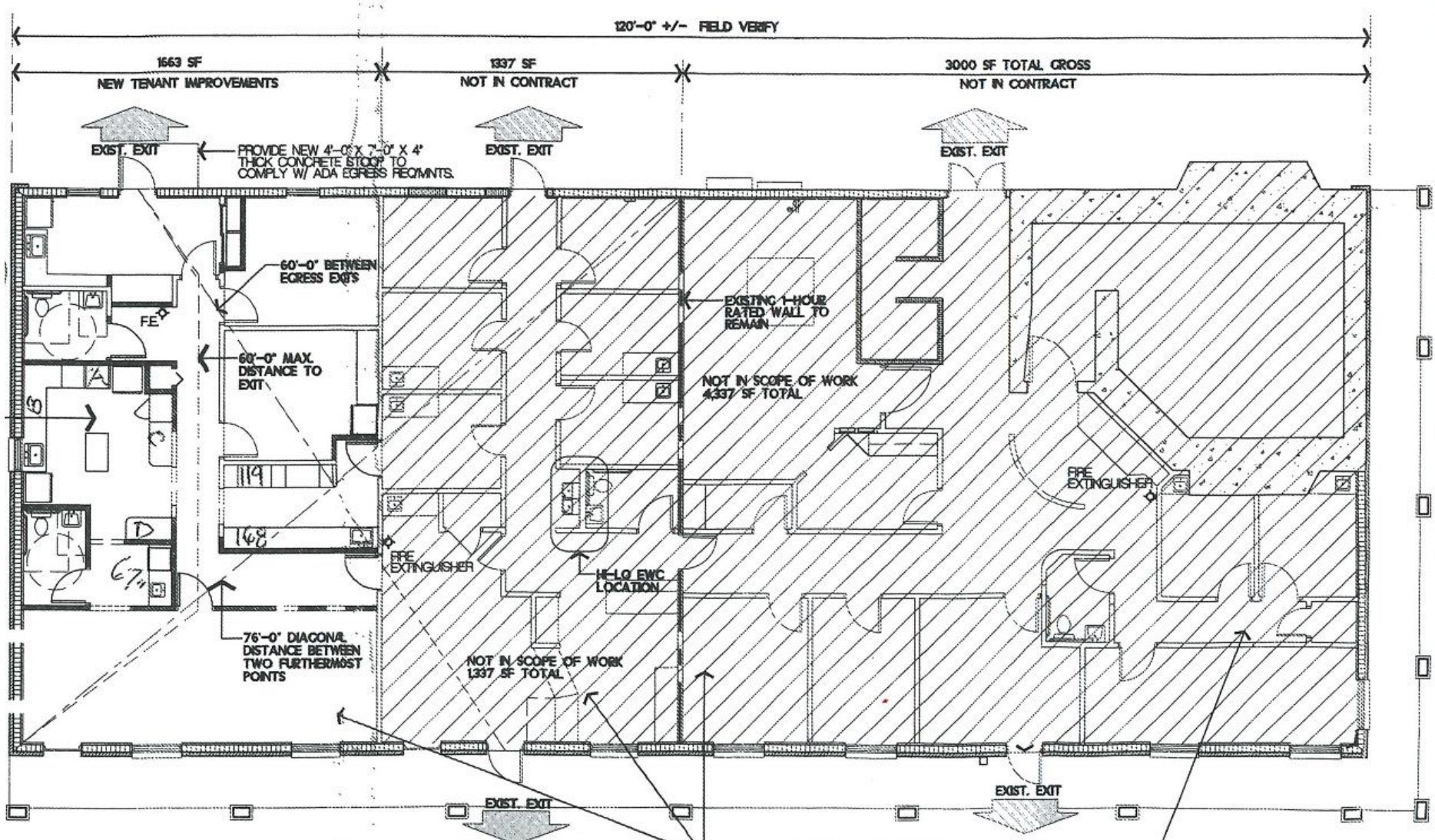
EXTERIOR PHOTOS

3000-3006 US Hwy 19 North



FLOOR PLAN

3000-3006 US Hwy 19 North



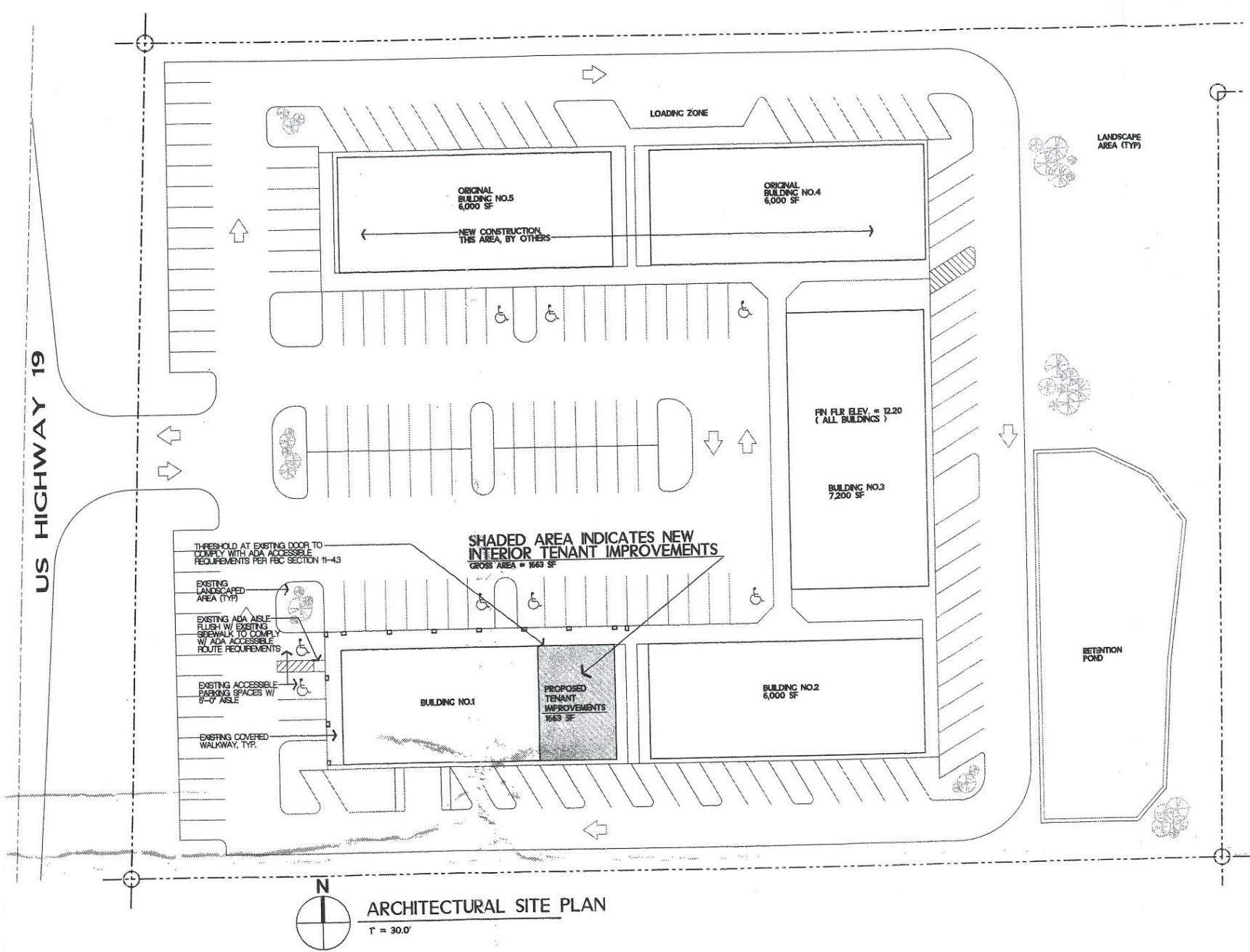
LIFE SAFETY PLAN

1" = 10.0'

SINGLE - TENANT BUSINESS OCCUPANCY

SITE PLAN

3000-3006 US Hwy 19 North





 **CONTACT US**

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