

U8119193 6539 ORCHID LAKE RD, NEW PORT RICHEY, FL 34653

County: Pasco
Legal Subdivision Name: ORETO FRANCINE COMM CENTER
Property Style: Warehouse
Ownership: Other
Year Built: 1982
Flex Space SqFt:
Office Retail Space SqFt:
Commercial Transaction Terms:
Status: Active
List Price: \$385,000
LP/SqFt: \$77.78
Special Sale: None
ADOM: 0 **CDOM:** 0
Heated Area: 4,950 SqFt / 460 SqM
Total SqFt: 4,950 SqFt / 460 SqM
Total Annual Fees: 0.00
New Construction: No
Flood Zone Code: A

Fantastic turn-key opportunity to start or run your business from this multiunit commercial property space. This building offers many possible scenarios for potential investor/owner buyer(s). Sellers are MOTIVATED to sell and entertain all reasonable offers!! Property located in a light industrial area and zone C-2 with plenty of parking and great visibility. It situated in the city limits of New Port Richey, FL close to downtown with a the new excitement of businesses popping up and expansion going on. Convenient to Ridge Road and US Hwy 19 and within 5 minutes from the gu water ways. It features 4,950 square feet of warehouse space with built-out offices, open floor plan and plenty of parking. This property has been completely renovated and upgraded inside and out. Truly a beautiful commercial property with great visibility and opportunities for growth. The building features three (3) separate units, with three (3) separate meter boxes. Unit has 3 restrooms one in each unit, roll-up garage door, alarm system throughout, surveillance system, and A/C. It is currently tenant occupied with great flexibility to either move in and run your business or re out as an investment collecting up to \$3,850/mo. NOI 40K/YEAR (CAP 11%)

Land, Site, and Tax Information

SE/TP/RG: 33-25-16	Zoning:	Section #: 33
Subdivision #:	Future Land Use:	Block/Parcel: 00
Tax ID: 16-25-33-015.0-000.00-008.0	Tax Year: 2020	Lot #: 8
Taxes: \$4,555.00	Property Access: No	
Auction Type:	Complex/Comm Name:	
Book/Page: 23-73	Complex/Comm Name: LOT 8 OR 9578 PG 2111	
Alt Key/Folio #:	Flood Zone: A	Front Footage:
Legal Desc: ORETO & FRANCINE COMMERCIAL CENTER PB 23 PG 73	Additional Tax IDs:	
Road Frontage: Business District, City Street	Telephone Nearby, Water Nearby	
Add Parcel: No	Total Acreage: 1/4 to less than 1/2	Lot Size: 18,175 SqFt / 1,689 SqFt
# of Parcels:	Lot Size Acres: 0.42	
Utilities Data: Electricity Available, Phone Available, Sewer Nearby,	Waterfront Ft: 0	
Parking: 19 to 30 Spaces	Water Name:	
Lot Dimensions:	Water Extras: No	
Water Frontage: No		
Water Access: No		
Water View: No		

Interior Information

Floors:	Total Number of Buildings: 1	# Offices: 4
# of Restrooms: 3	# of Hotel/Motel Rooms:	# of Conference/Meeting Rooms: 1
A/C: A/C - Office Only, Wall/Window Unit(s)	Ceiling Height: 10 to 15 Feet	Freezer Space YN:
Heat/Fuel: Electric	Water:	

Exterior Information

Ext Construction: Metal Frame, Stone, Stucco	# of Bays:
Roof Construction: Metal	# of Bays Grade Level:
Electric Service: 200+ Amp Service, 3 Phase, 110 Volts, 220 Volts, Separate Meters	# of Bays Dock High: 3
Foundation: Slab	
Building Features: Bathrooms, Dumpsters, Extra Storage, Fencing, Fiber Optic, Overhead Doors, Reception, Trash Removal, Waiting Room	

Green Features**Income and Expense****Realtor Information**

List Agent: Jack Keller	List Agent ID: 260000161	List Agent Direct: 727-586-1497
List Agent E-mail: jackkellerinc@hotmail.com	List Agent Fax:	List Agent Cell:
List Office: JACK KELLER INC	List Office Fax:	List Office ID: 260000534
Original Price: \$385,000	Price Change:	List Office Phone: 727-586-1497
On Market Date: 04/08/2021	Owner Phone: 727-999-0696	LP/SqFt: \$77.78
Previous Price:	Bonus:	Expiration Date: 04/07/2022
Owner: VERNEYS LLC	Non-Rep: 3.0%-\$399	Listing Type: Exclusive Agency
Spec List Type: Exclusive Agency		Bonus Exp Date:
Single Agent: 3.0%-\$399		Trans Broker: 3.0%-\$399
Dual Variable Compensation YN: No		
Realtor Info: Currently Leased, Docs Available		
Confidential Info:		
Showing Instructions: Call Owner, See Remarks		
Driving Directions: Convenient to Ridge Road and US Hwy 19		
Realtor Remarks: CONTACT ++Johnny Geary++ @ 727-999-0696 -OR- sverneys@gmail.com *** FOR ALL INFO & TO SHOW. NOTIFY L.O. OF SUCCESSFUL LEASE TO RECEIVE PROPER MLS CREDIT. L.O. DOES NOT REPRESENT OR MANAGE PROPERTY FOR LANDLORD/RENTOR. OWNERS SIGN MAY BE ON PROPERTY.		

Seller's Preferred Closing Agent

Closing Agent Name:	Phone:
Email:	Fax:
Address: , Florida	
Closing Company Name:	

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Address: 6539 ORCHID LAKE RD, NEW PORT RICHEY, FL 34653





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