



Outstanding 18,550± SF Warehouse in West Pasco County



For Sale



10423 Sparge Street, Port Richey, FL 34668

Property Information

- **15,670± SF Warehouse and 2,880± SF Office**
- **Bonus 2,835± SF Mezzanine**
- **.85± Acre Lot**
- **Ceiling Heights of 17'± to 22.4'±**
- **Two 16'x14' Overhead Doors; 3 Phase Power**
- **Overhead 3 Ton Capacity Trolley Crane**
- **Built in 1977; Addition added in 2002; Well Maintained**
- **Available at \$1,200,000**
- **Adjacent 1.77± Acre C2 Vacant Lot Available for \$200,000 – Contract Pending**



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HomeServices

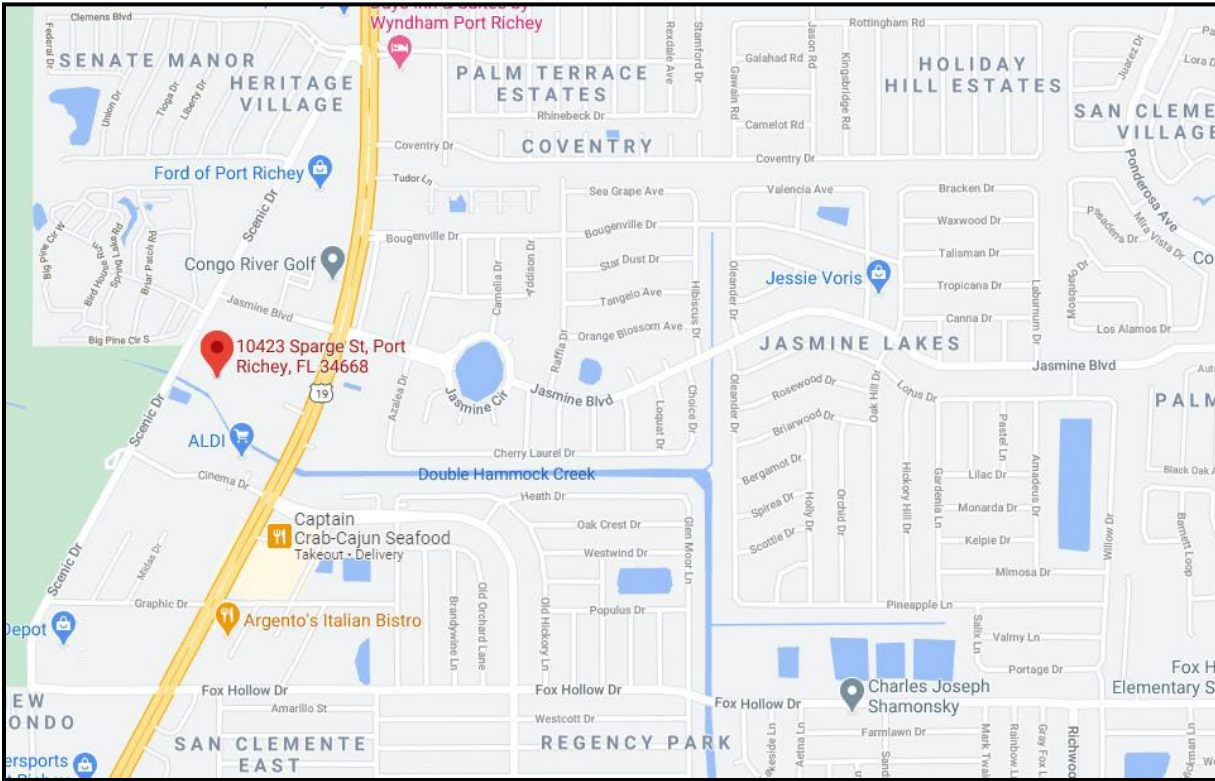
Florida Properties Group

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7916 Evolutions Way, Suite 210, Trinity, FL 34655

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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	10,117	60,867	112,670
Avg. HH Income	\$44,819	\$50,045	\$54,520
Median Age	43.5	47.9	50.8
Total Households	4,197	26,391	49,731

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	21,367	76,204	142,949
Avg. HH Income	\$44,908	\$52,107	\$53,336
Median Age	44.5	49.6	50.5
Total Households	8,871	33,311	63,026



Renee' D. Dyer, CCIM, ALC
Executive Associate
727-460-4901
CREBossLadies@gmail.com



CREBossLadies

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Jill Carbonelli, CCIM
Sr. Broker Associate
727-639-5713
CREBossLadies@gmail.com



@CREBossLadies



@Dyer_Carbonelli_Bossladies



@CRE Boss Ladies



@CREBossLadies

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