



Industrial Property For Sale

Prime Port Richey Flex Warehouse

5911 Dasher Ct, Port Richey, FL 34668

For More Information:

813-254-6756 | EXT 4

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$399,000
Price / SF:	\$75.57
Lot Size:	32,885 SF
Year Built:	2011
Building Size:	5,280 SF
Zoning:	C3 - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Submarket:	Port Richey

PROPERTY OVERVIEW

This 5,280 SF steel frame flex warehouse is situated on a 3/4 acre corner parcel and is one of the nicer properties available in the area. Built in 2011 to house a landscaping company, the interior of the property is an ideal set up for a small to medium size contractors operation in need of perfect blend of finished air conditioned office, clearspan warehouse, and ample fenced outside storage and parking. The interior of the office space is tastefully finished and contains a small reception area leading to a dual window reception area. Once through the reception door, the central conference room is surrounded by 4 additional private perimeter offices, 2 office restrooms, and an open area accommodating 4 workstations, as well as a dedicated server closet, and kitchen. There is also a stairway leading to a partially finished 2nd floor, 875 sf, mezzanine storage area that could be easily finished for additional office space or climate controlled storage. The rear of the office leads to an air conditioned shop break room with a separate shop restroom for warehouse personnel. The 3300 sf clear span warehouse has 3 large (14 ft x 16 ft) grade level rollup door capable of accommodating large equipment or semi-trucks and also has separate mezzanine storage over the office area. This C-3 zoned site is completely fenced and has an ample open storage and paved parking.

LOCATION OVERVIEW

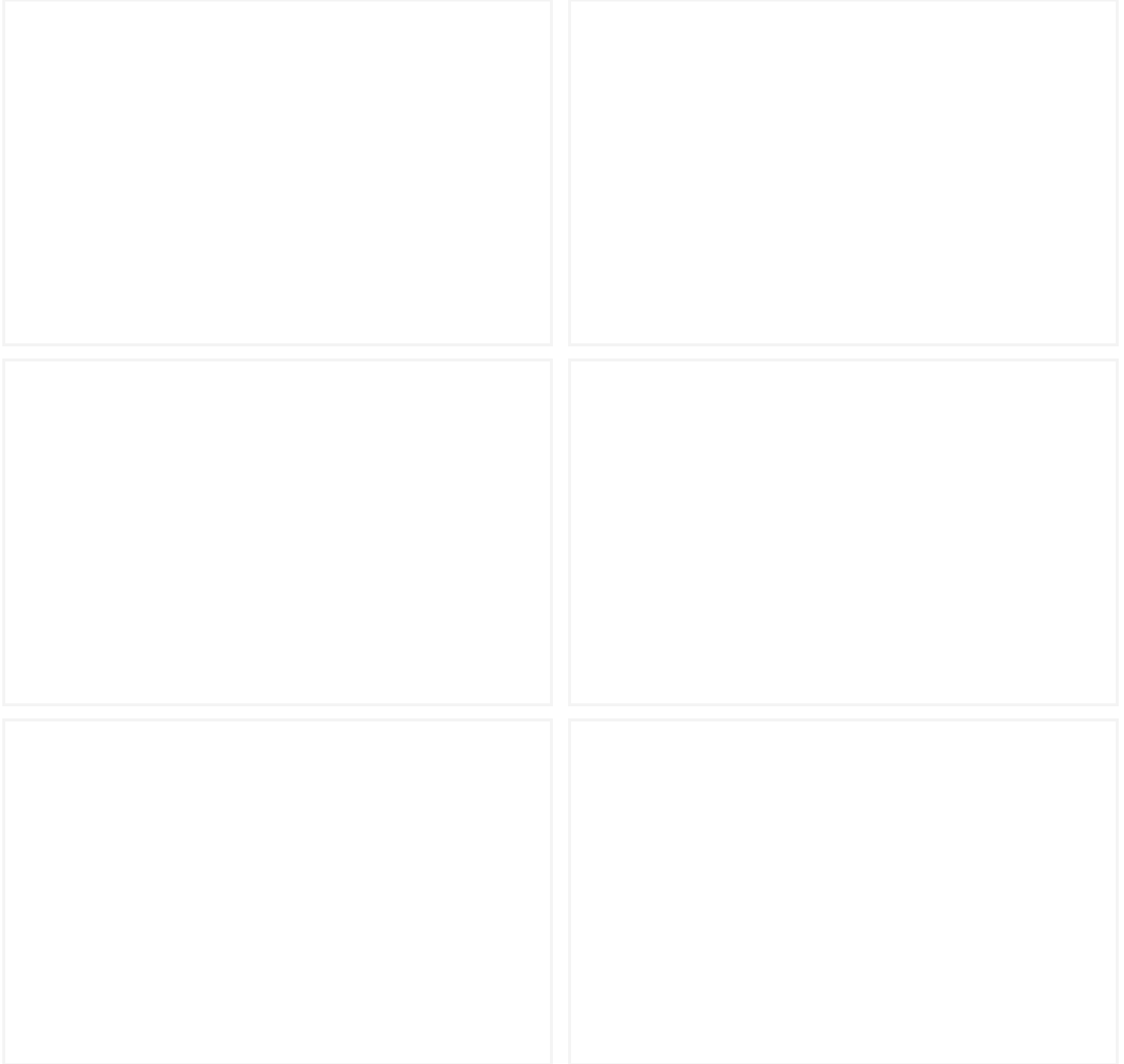
Located in Pasco County in Port Richey, just east of heavily-traveled US-19 and south of Ridge Road and State Road 52.



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Additional Photos

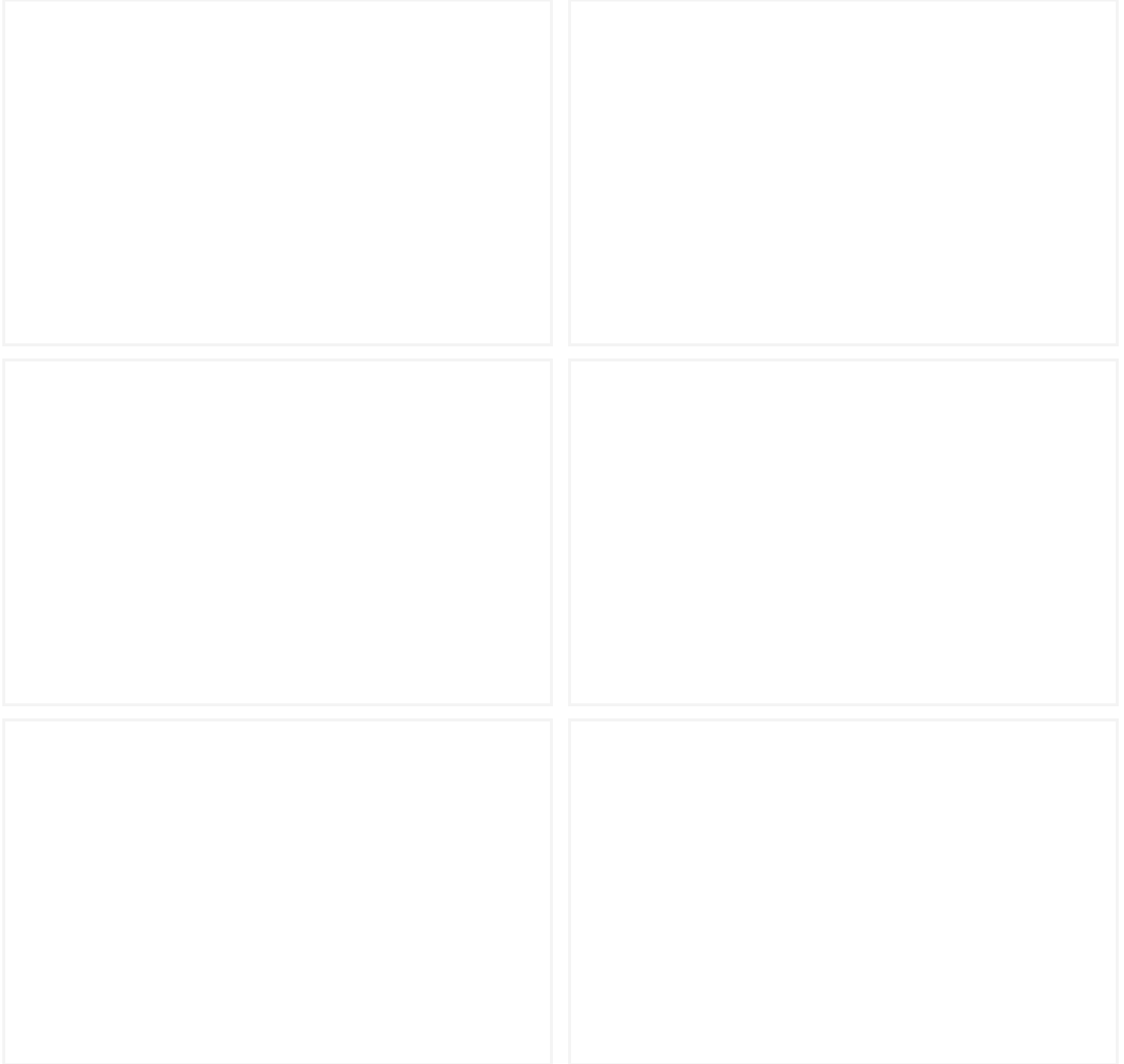




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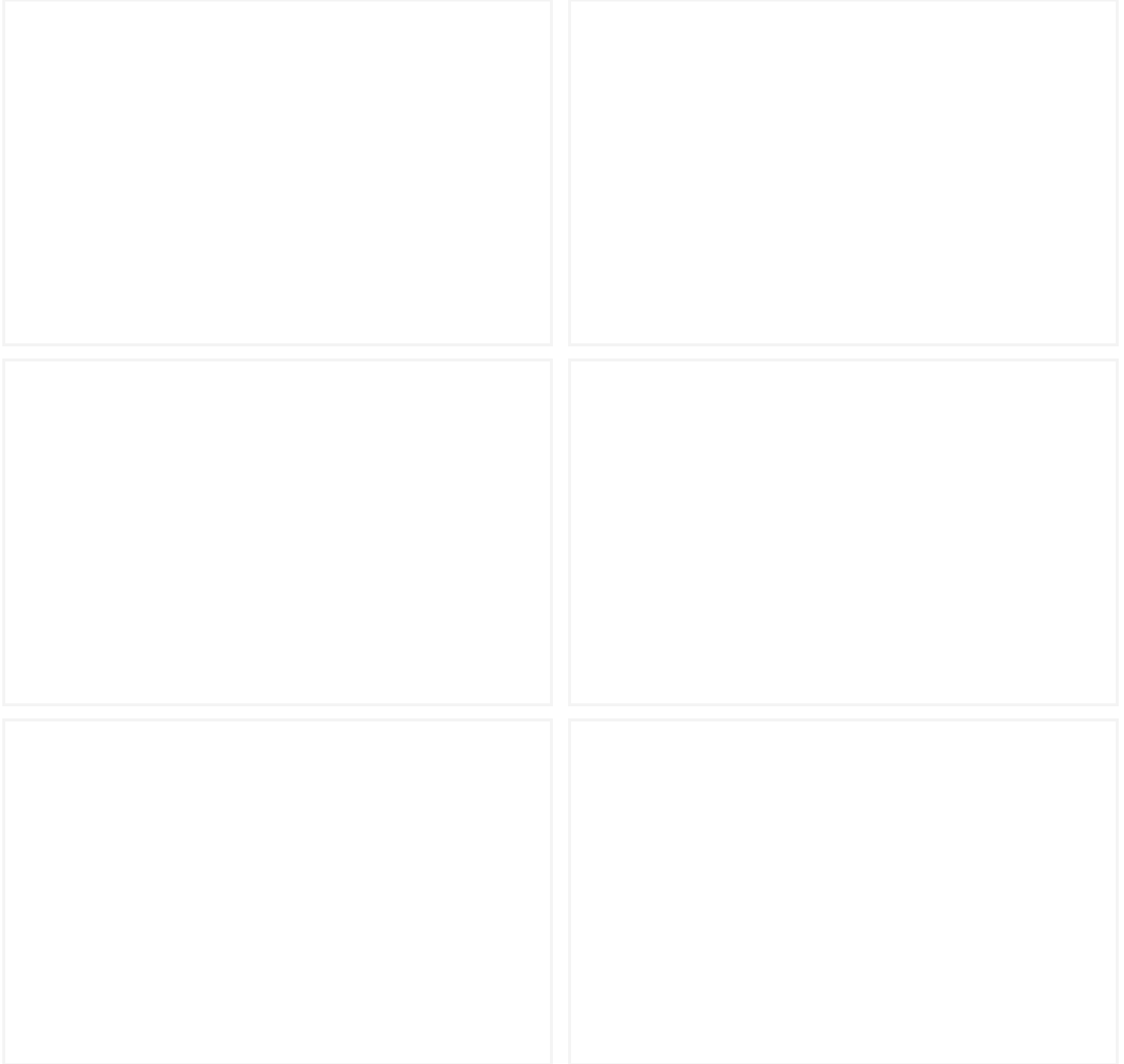




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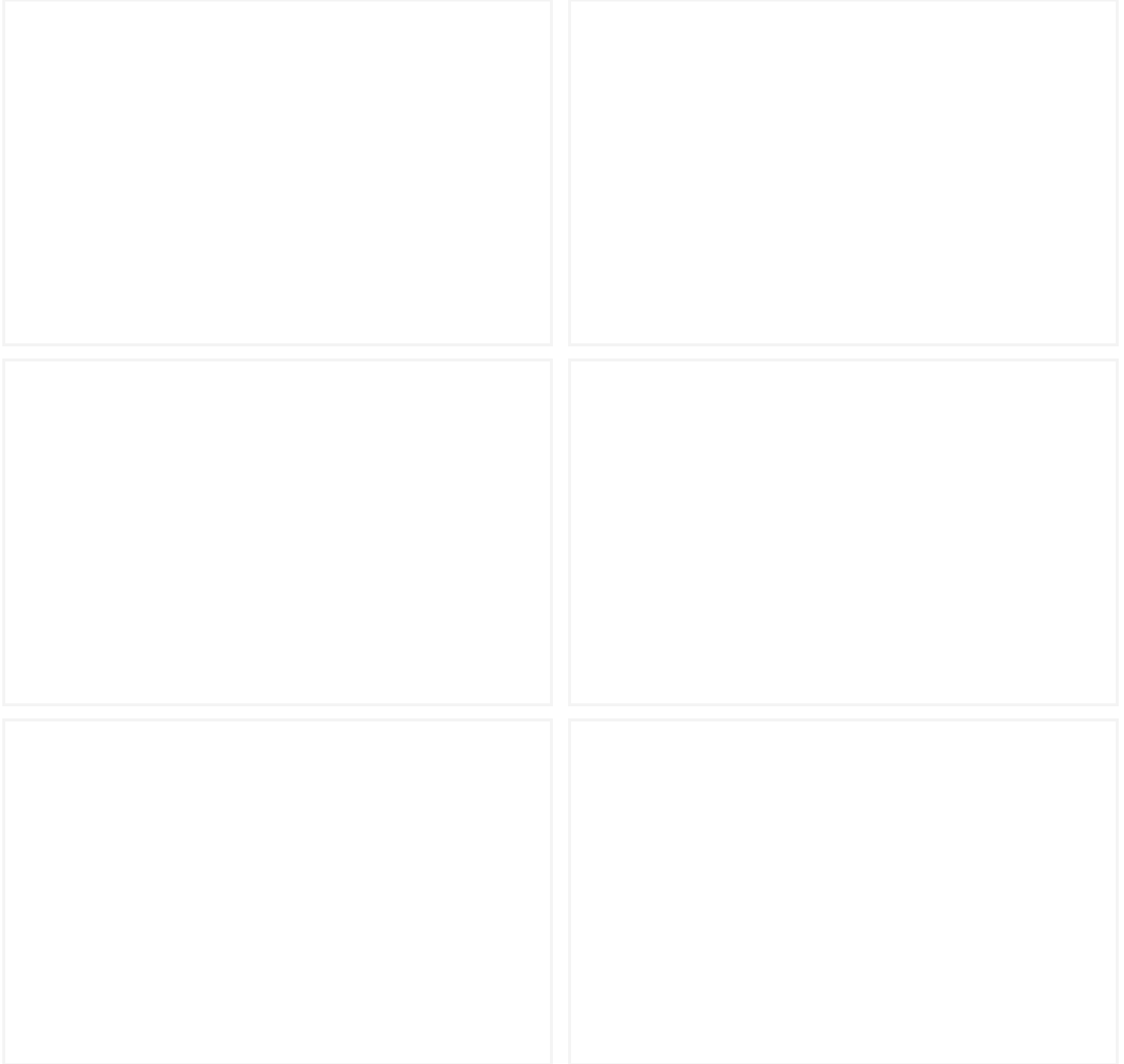




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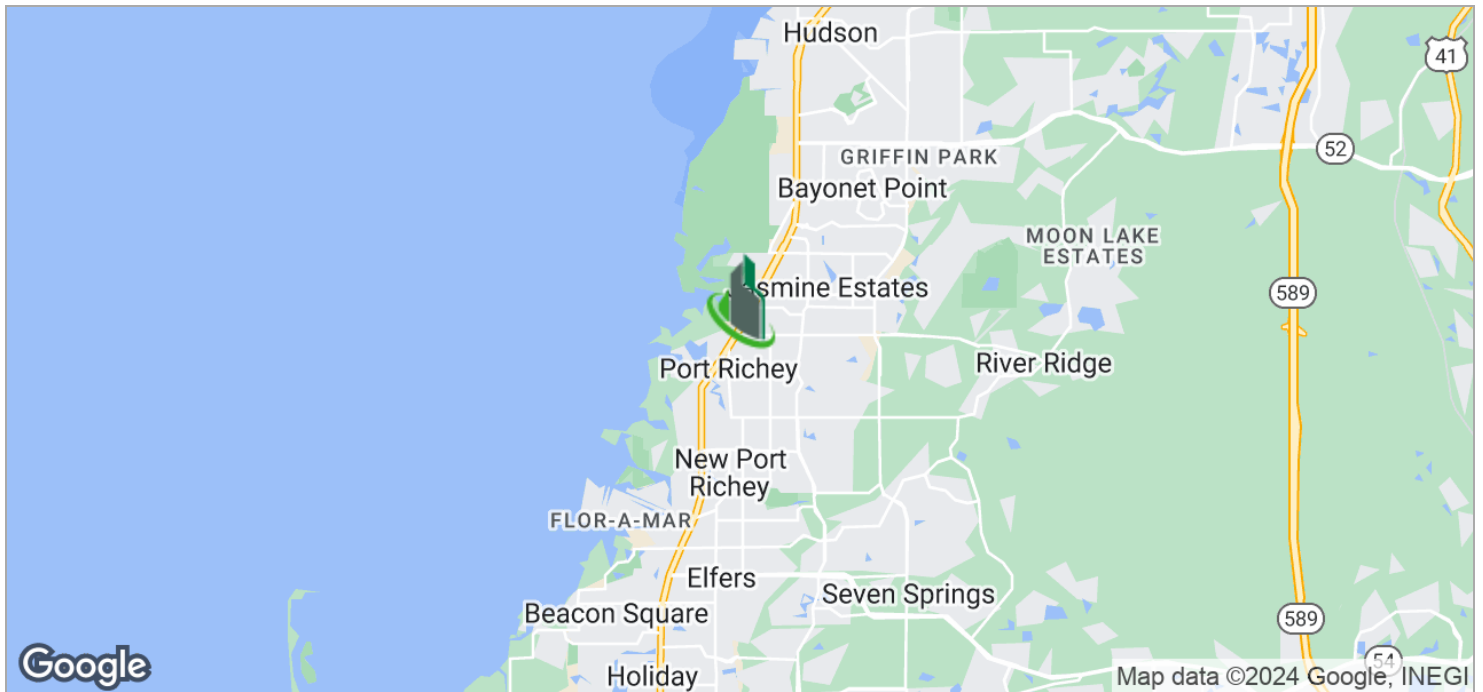
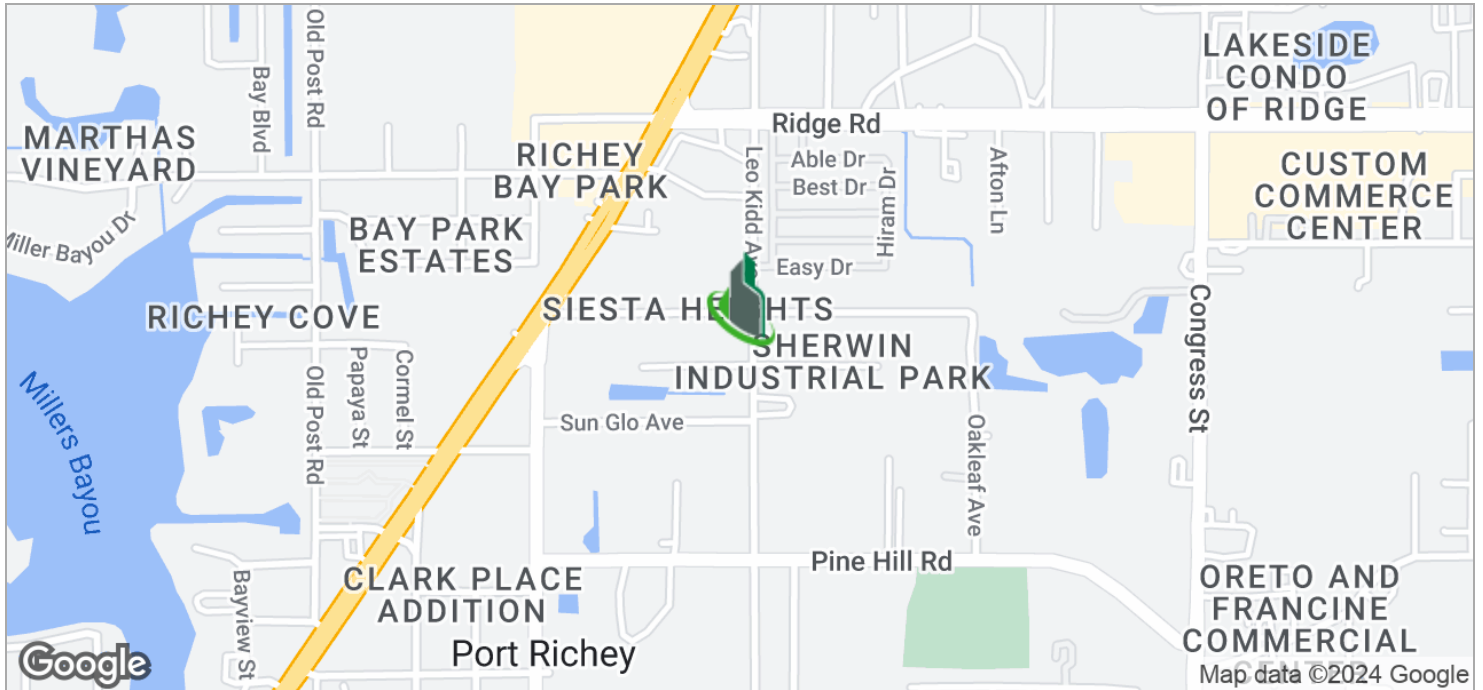




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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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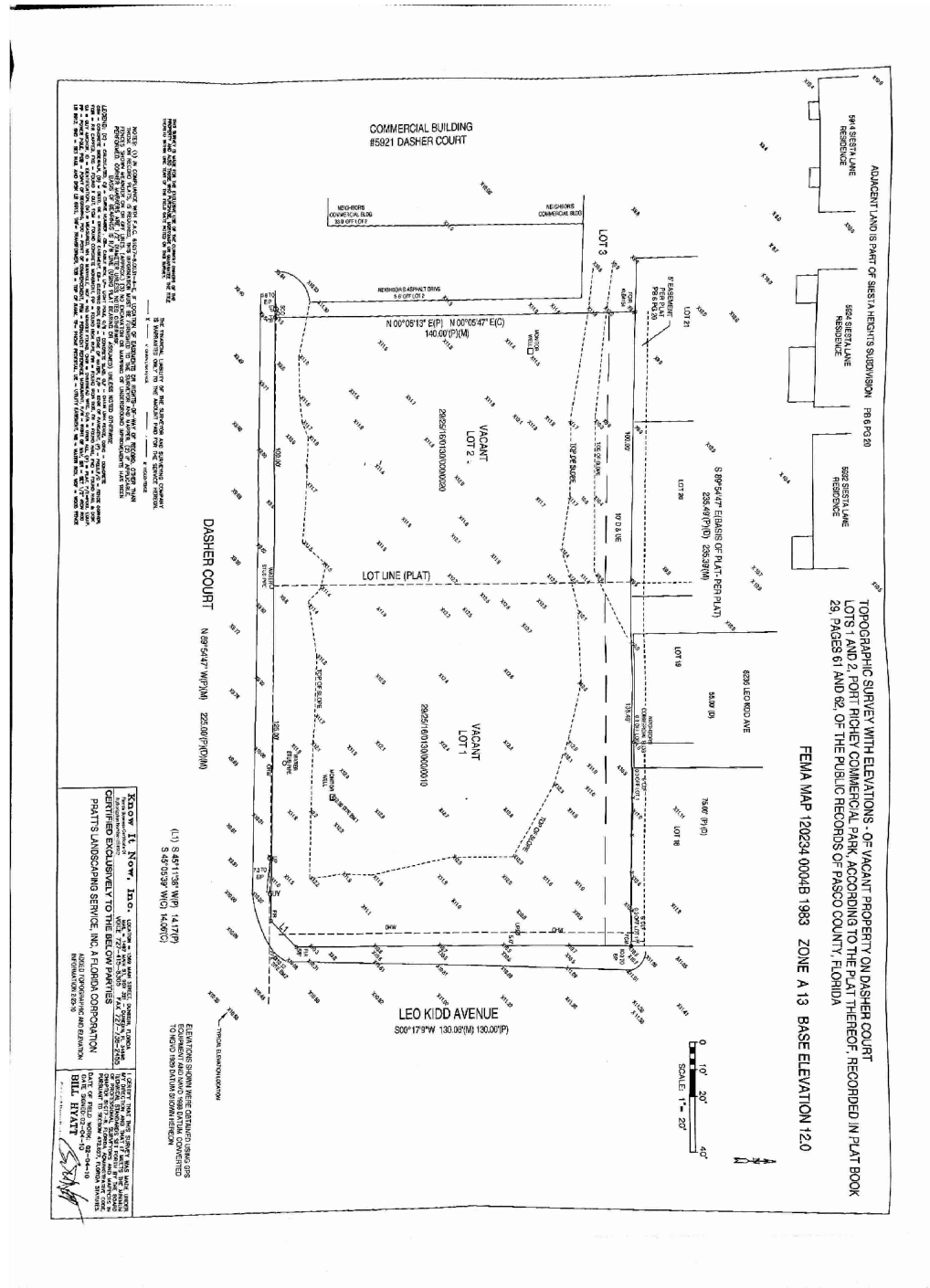




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Site Plan



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Aerial Map

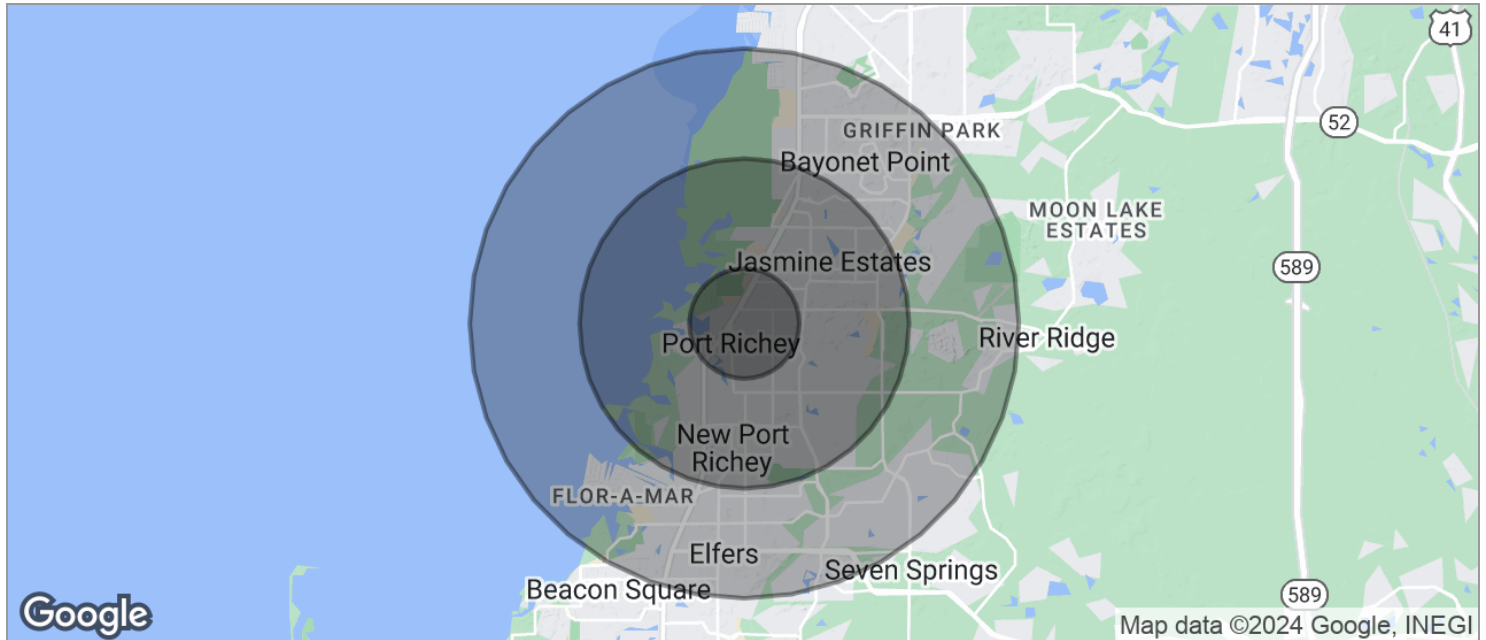




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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,809	57,042	131,070
MEDIAN AGE	41.6	43.9	45.3
MEDIAN AGE (MALE)	41.6	42.3	43.5
MEDIAN AGE (FEMALE)	41.2	44.6	46.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,069	25,517	57,696
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$43,930	\$42,224	\$45,633
AVERAGE HOUSE VALUE	\$211,494	\$150,649	\$165,759
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.1%	93.2%	92.9%
% BLACK	2.0%	2.3%	2.4%
% ASIAN	1.0%	1.1%	1.8%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	0.7%	1.3%	1.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.8%	10.4%	8.7%

* Demographic data derived from 2020 ACS - US Census

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