

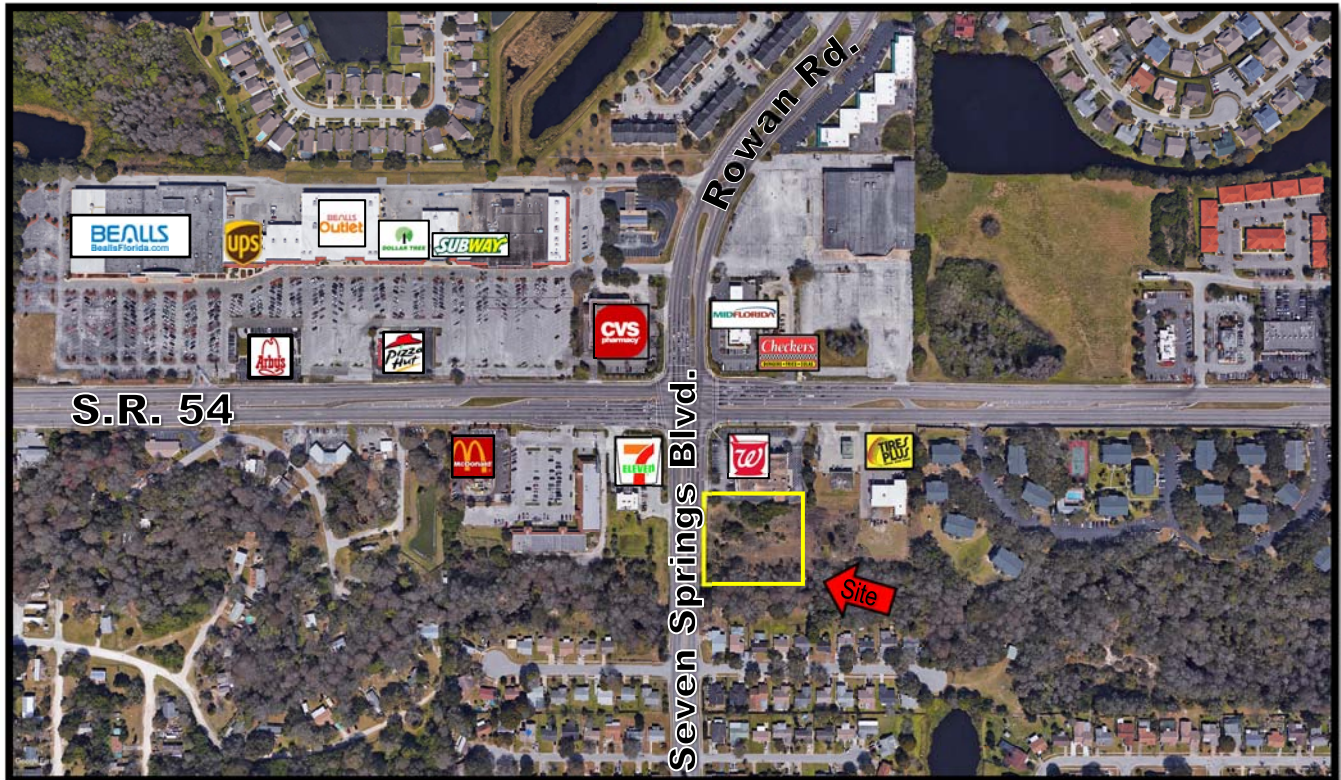


KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Se

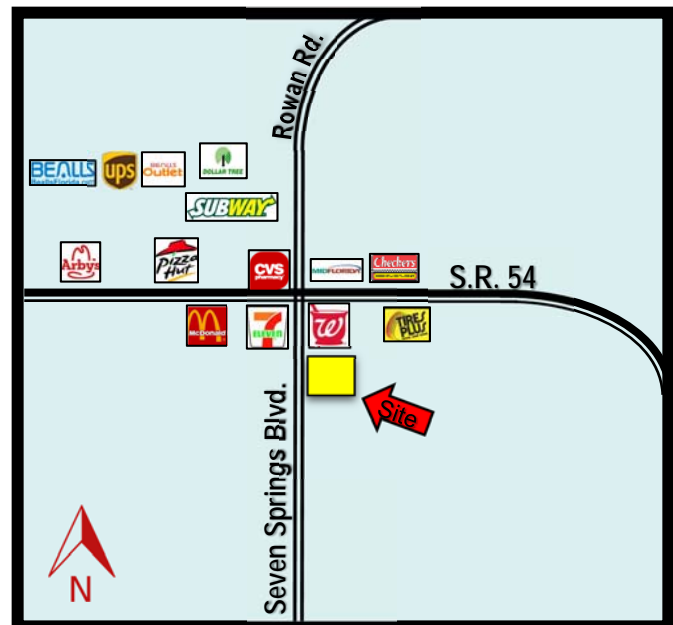
SV-383

VACANT LAND FOR SALE



**4000 SEVEN SPRINGS BLVD.
NEW PORT RICHEY, FL 34655**

- 1.62 ACRES
- ZONING C1
- ZONING PERMITS MINI-WAREHOUSE
- HIGH TRAFFIC COUNTS
- 35,500 VPD ON SEVEN SPRINGS BLVD.
- 45,000 VPD ON S.R. 54
- DENSELY POPULATED AREA
- NEXT TO WALGREENS
- PRICE: \$399,000



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



PROPERTY OVERVIEW

ADDRESS: 4000 Seven Springs Blvd.
New Port Richey, FL 34655

LOCATION: on Seven Springs Blvd., 1 parcel south
of S.R. 54 on the east side

LAND AREA: 1.62 acres
DIMENSIONS: 250' x 280'

ZONING: C-1 Pasco County
LAND USE: Commercial Vacant
FLOOD ZONE: AE (flood insurance required)

IMPROVEMENTS: N/A

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: N/A

UTILITIES: Water & Sewer – FGUA Aloha Utilities
Electric – Duke Energy

PARKING: N/A

PRESENT USE: Vacant Land

TAXES: \$3,233 – (2019)
PARCEL ID #: 22-26-16-0000-00100-0050

MORTGAGE HOLDER: Free & Clear

TRAFFIC COUNT: 42,000 VPD (S.R. 54)
35,500 VPD (Seven Springs Blvd.)

PRICE: \$399,000

TERMS: cash to seller

NOTES: Outstanding opportunity to purchase 1.62 acres on Seven Springs Blvd. just off S.R. 54 next to Walgreens. Excellent retail area. Very high traffic counts. Dense population area.

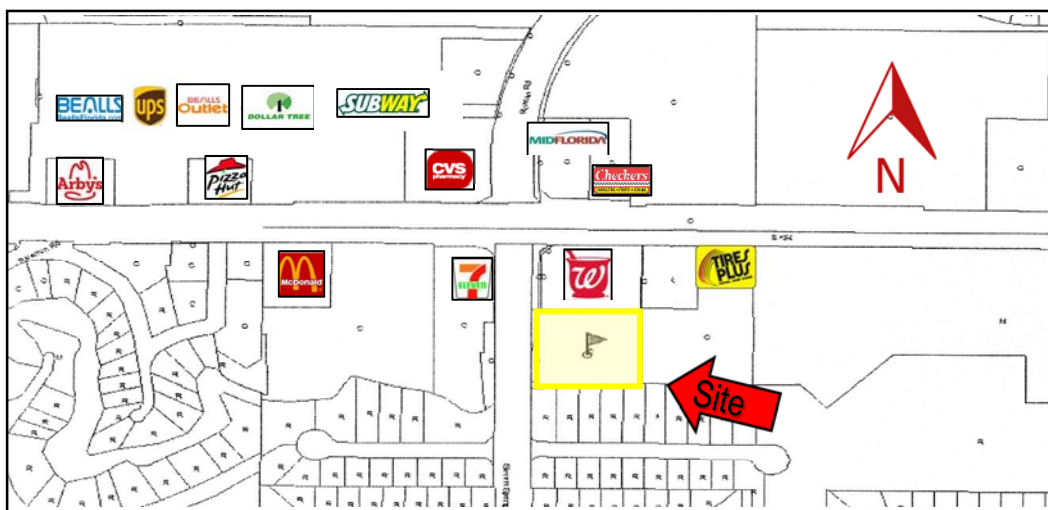
KEY HOOK #: N/A

ASSOCIATE: Stan Newmark - (727) 643-8199

K&H SIGNAGE: 3' X 4'

LISTING CODE: SV-383-3-19

SHOWING INFORMATION: Drive to site

**DEMOGRAPHICS:**

	1 Mile	3 Mile	5 Mile
Population	9,675	76,190	151,763
Average Household Income	\$58,867	\$59,275	\$62,220