



# HIGHWAY COMMERCIAL ZONING FOR SALE



**5308 LEMON ST.  
 NEW PORT RICHEY, FL 34652**

- ZONED HC- HIGHWAY COMMERCIAL!
- 1,092 GROSS SF BUILDING
- 6,500 SF LAND
- MANY USES POSSIBLE PER ZONING
- FRESH SURVEY WITH ELEVATIONS
- IDEAL FOR OWNER/USERS OFFICE OR BUSINESS
- POTENTIAL FOR EXCELLENT INCOME
- MANY REDEVELOPMENT POSSIBILITIES
- **PRICE: \$149,000**



REVISED: 11/9/21

PROPERTY OVERVIEW

SI-1591

ADDRESS: 5308 Lemon St.  
New Port Richey, FL 34652

LOCATION: From US Hwy19 and SR 54, North 1.7 miles to  
Lemon St., turn right, 3<sup>rd</sup> building on the right

LAND AREA: 6,500 SF  
DIMENSIONS: 65' x 100'

ZONING: HC (Highway Commercial) – City of New Port Richey  
LAND USE: HC (Highway Commercial)  
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 1,092 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1954

UTILITIES: Electric (Duke Energy)  
Water, Sewer & Trash (City of New Port Richey)

PARKING: 5 spaces

PRESENT USE: Vacant

TAXES: \$1,443 (2021)

MORTGAGE HOLDER: Free & Clear

PARCEL ID: 08-26-16-0280-00300-0055  
TRAFFIC COUNT: 51,000 vpd (US Hwy 19)

PRICE: \$149,000

TERMS: cash to seller

NOTES: Zoned Highway Commercial! Your rare opportunity to get a building just off US Hwy 19 in New Port Richey, with land zoned for a multitude of uses! Current survey with elevations is available, and comes with a new roof (2020). Fresh paint in and out. Located close to New Port Richey's historic downtown waterfront. There's virtually nothing like this available under \$200K- it's priced for quick sale at only \$149,000 - so call today! Don Wallace or Philippe Beau at 727-441-1951, Klein & Heuchan, Inc. Realtors

KEY HOOK #: N/A

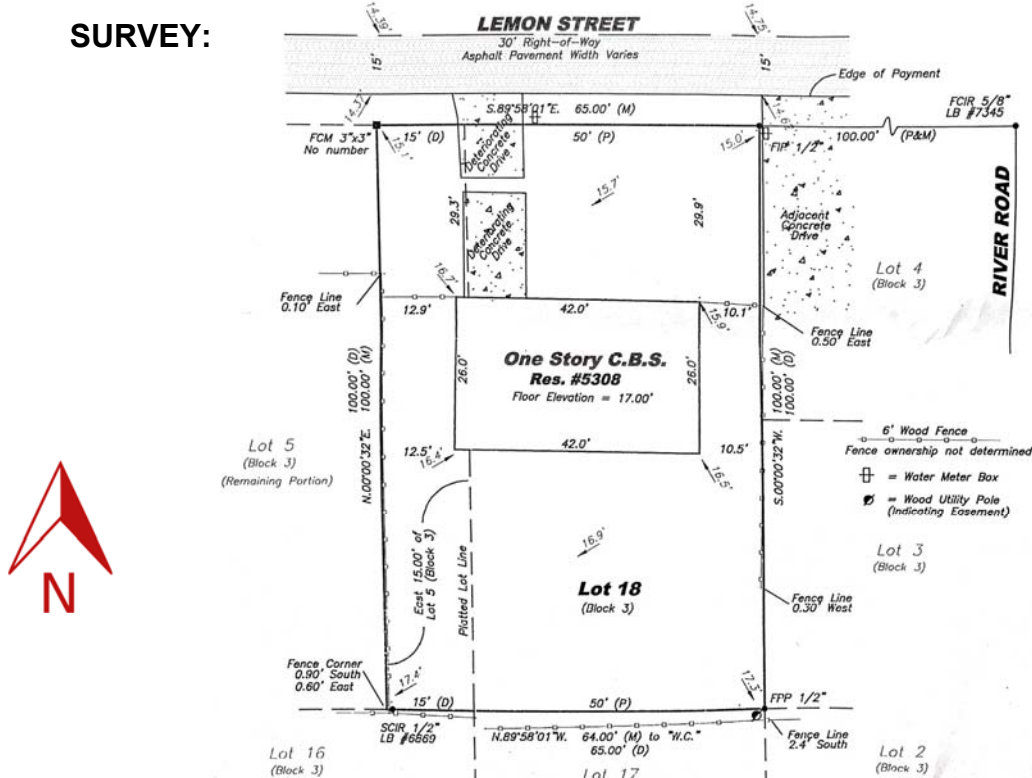
ASSOCIATE: Don Wallace and Philippe Beau

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1591-3-26/18

SHOWING INFORMATION: Call listing agents for a showing

SURVEY:



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