



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

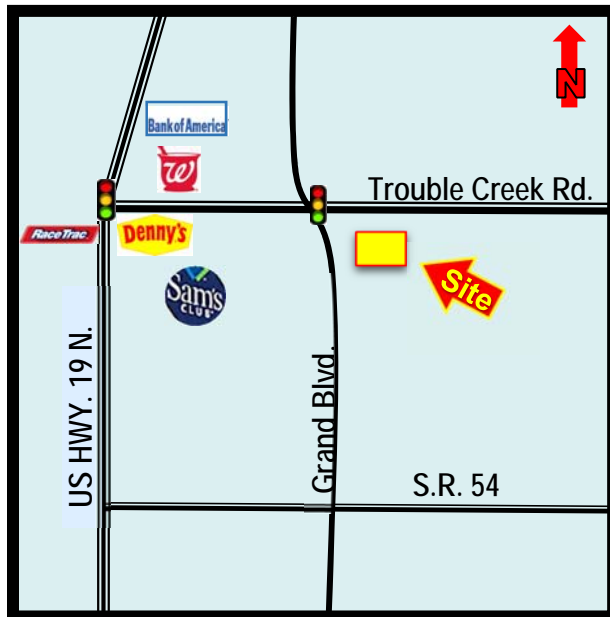
SI-1590

# PROFESSIONAL/MEDICAL BUILDING FOR SALE



**5522 TROUBLE CREEK RD.  
NEW PORT RICHEY, FL 34652**

- **MEDICAL OFFICE BUILDING**
- **8,100 SF**
- **FULLY TRAFFIC LIGHT CORNER**
- **EXCELLENT ACCESS & VISIBILITY**
- **GREAT FOR OWNER/USER OR INVESTOR**
- **GOOD SIGNAGE**
- **PRICE: \$1,500,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 5522 Trouble Creek Rd.  
New Port Richey, FL 34652

**LOCATION:** US Hwy 19 N., right on Trouble Creek Rd. to property on the SEC of Grand Blvd.

**LAND AREA:** 42,961 SF (.98 Acres)  
**DIMENSIONS:** 207' x 103' ±'

**ZONING:** Commercial General (*Pasco County*)  
**LAND USE:** ROR (*Pasco County*)  
**FLOOD ZONE:** X (*No Insurance Required*)

**IMPROVEMENTS:** 8,100 SF (*Concrete Block Structure*)

**LEGAL DESCRIPTION:** Lengthy, in listing file.

**YEAR BUILT:** 1997  
**PARKING:** 44 spaces

**UTILITIES:** Water & Sewer (*Pasco County*)  
Trash (*Waste Management*) Electric (*Duke Energy*)

**PRESENT USE:** Medical Offices

**TAXES:** \$10,974.80 (2021)

**PRICE:** \$1,500,000

**PARCEL ID:** 17-26-16-0040-03700-0032

**MORTGAGE HOLDER:** N/A

**TRAFFIC COUNT:** 10,782 VPD @ Trouble Creek Rd. & Grand Blvd.

**TERMS:** Cash to Seller

**NOTES:** Free Standing Class "A" Medical office building For Sale. Located at full traffic light controlled corner of busy Trouble Creek Road & Grand Boulevard. Great owner/user or investment opportunity. Current income is \$113,080 with vacant unit of 5,100 SF available for Owner/User.

**KEY HOOK #:** Lock Box  
**K&H SIGNAGE:** 3' x 4'

**ASSOCIATE:** Stanley Newmark & Joseph Santolucito  
**LISTING CODE:** SI-1590-2-19/32

**SHOWING INFORMATION:** Listing Associates must accompany all showings, call Stanley Newmark (727) 643-8199 or Joseph Santolucito (727) 481-3194 to arrange showing.

## Owner's Statement

<b><u>INCOME:</u></b>	<b>Yearly</b>
Suite 100 – occupied – 3,000 SF	\$ 24,000
Suite 101 – vacant – 1,000 SF	\$ 17,500
Add'l 102 SF- vacant – 4,100 SF	\$ 71,580
<b>Total Income</b>	<b>\$113,080</b>
<b><u>EXPENSES:</u></b>	
RE Taxes	\$ 10,975
Insurance	\$ 5,500
Water & Sewer	\$ 1,380
Electric (Common)	\$ 2,700
Misc. Expense	\$ 3,000
Lawn	\$ 2,940
<b>Total Expenses</b>	<b>\$26,495</b>
<b>Net Income</b>	<b>\$86,585</b>

