



**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

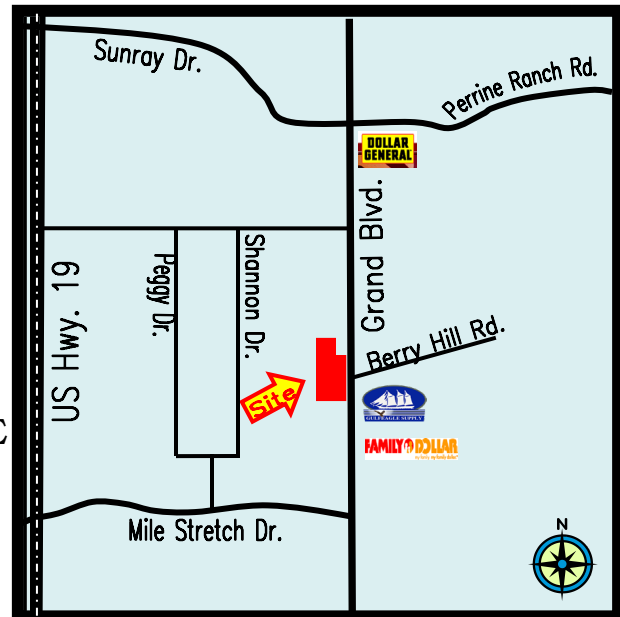
SI-1671

INVESTMENT OPPORTUNITY FOR SALE



**2119 & 2127 GRAND BLVD.
HOLIDAY, FL 34690**

- INVESTMENT OPPORTUNITY
- LONG TERM TENANT
- STRONG INCOME IN PLACE
- LARGE LOT FOR ADDITIONAL STORAGE OR POTENTIAL INCOME
- 22,814 SF
- **SALE PRICE: \$2,950,000**



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



ADDRESS: 2119 & 2127 Grand Blvd.
Holiday, FL 34690

LOCATION: Property is located on west side of Grand Blvd., at Berry Hill Rd.

LAND AREA: 2.41 acre

ZONING: C-2 General Commercial –Pasco Cty.

LAND USE: ROC- Retail /Residential/ Office

DIMENSIONS: Irregular

FLOOD ZONE: X (No Insurance required)

IMPROVEMENTS: 22,814 SF – Office Bldg.
& 1,512 SF House

LEGAL DESCRIPTION: In listing folder

YEAR BUILT: Office – 1986, Renovated 2004
House - 1972

UTILITIES: Electricity – (Duke Energy)
Water – Holiday Gardens Utilities, Sewer – Waste
Water Services, Trash - Independent

PRESENT USE: Office & House

TAXES: \$30,213.86 (2024)

PARKING: 5.80/1000 (133 spaces)

PARCEL ID: 29-26-16-0010-06000-0060 & 0050

SALE PRICE: \$2,950,000

TERMS: Cash to seller

NOTES: Excellent investment opportunity. Long term tenant (Department of the State of Florida) currently pays \$182,000 in gross income. Owner to remain in place and pays \$195,354 in gross income. In addition, there is an existing 1,512 SF house which can be used by Owner or leased for additional income of \$27,000. Improvements include new roof & exterior paint in (2023) and new carpet and paint for the Department of State. Large lot for outside storage with approximately 133 spaces. Flexible layout to accommodate service users, (Electrician, Plumber, HVAC contractor) in the future.

KEY HOOK #: N/A

ASSOCIATE: Steve Klein & Monique Petronje

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1671-3-27/25

SHOWING INFORMATION: Call Listing Associates to set appointment.

SURVEY:

