



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

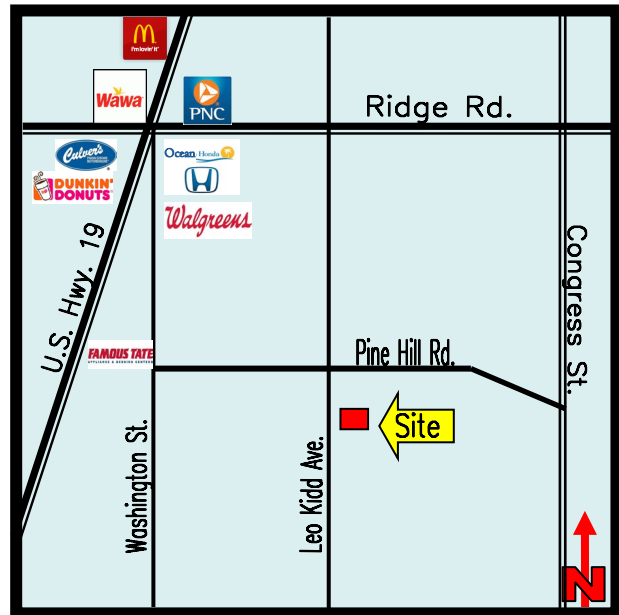
LO-1326

CONTRACTOR OFFICE & YARD FOR LEASE



7922 LEO KIDD AVE.
PORT RICHEY, FL 34668

- C-3 ZONING
- FENCED YARD
- DETACHED GARAGE & YARD
- IDEAL CONTRACTOR
- **LEASE RATE: \$3,000 PER MONTH
MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 7922 Leo Kidd Ave.
Port Richey, FL 34668

LOCATION: East side of Leo Kidd just south of
Ridge Rd.

LAND AREA: 12,000 SF
DIMENSIONS: 100' x 120'

ZONING: C-3 (City of Port Richey)
LAND USE: T.B.D.
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 1,245 SF Office
504 SF Garage

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 1960

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Port Richey

PARKING: Ample

PRESENT USE: Vacant

TAXES: \$712.02 (2024)

LEASE RATE: \$3,000 per month Modified Gross

PARCEL ID #: 33-25-16-0080-00000-0030/40

NOTES: Perfect contractor property. 1,245 SF office with 504 SF attached garage. Fenced yard minutes from US Hwy 19 and Ridge Rd. Additional uses include Auto sales, boat sales, building supplies, motorcycle sales and more.

KEY HOOK #: 45
K&H SIGNAGE: 3' x 4'

ASSOCIATE: Larry Gilbert
LISTING CODE: LO-1326-3-31

SHOWING INFORMATION: Call listing associate for a showing.

LEASING INFORMATION

PROJECT SIZE: 1,245 SF Office
504 SF Garage

SPACE AVAILABLE: 1,245 SF Office
504 SF Garage

PARKING: Ample

OCCUPANCY: Immediate

MONTHLY RENT: \$3,000 per month Modified Gross

ESCALATION: 5%

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes	X	
Insurance	X	
Insurance: Property & Liability		X
Trash		X
Exterior Maintenance		X
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: on building and on fence