



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

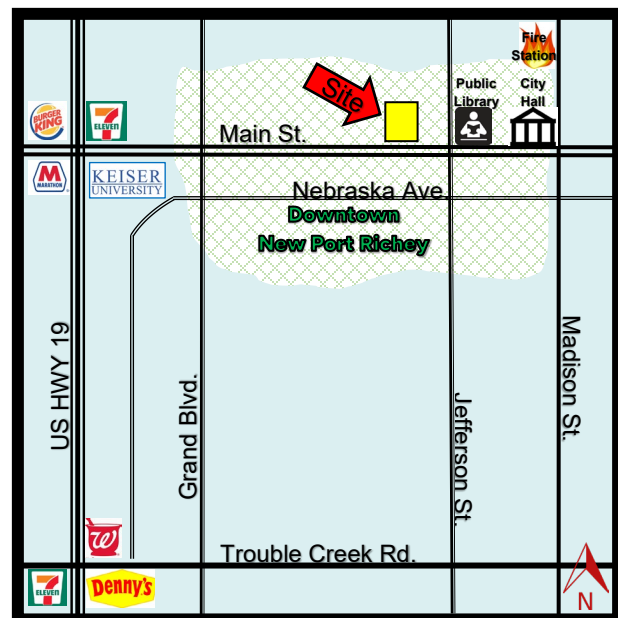
LO-1327

DOWNTOWN NEW PORT RICHEY OFFICE FOR LEASE



**5845 MAIN ST.
NEW PORT RICHEY, FL 34652**

- FREE STANDING OFFICE
- MONUMENT SIGNAGE
- IDEAL FOR SMALL OFFICE USERS
- DIRECTLY ON MAIN STREET
- DOWNTOWN IS A HOT AREA
- CLOSE TO SHOPPES & RESTAURANTS
- DIRECT ACCESS TO US HWY 19
- **LEASE RATE: \$2,400 PER MONTH
MODIFIED GROSS**



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



PROPERTY OVERVIEW

ADDRESS: 5845 Main St.
New Port Richey, FL 34652

LOCATION: North side of Main St. 2 blocks East of
Grand Blvd.

LAND AREA: 5,100 SF
DIMENSIONS: 50' x 102'

ZONING: OMF2 (New Port Richey)

LAND USE: T.B.D.

FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 1,062 SF Office
336 Garage

LEGAL DESCRIPTION: Lengthy – In listing folder

YEAR BUILT: 1936

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

PARKING: 3 spaces plus street parking

PRESENT USE: Vacant

TAXES: \$4,740.48 (2024)

LEASE RATE: \$2,400 Per Month Modified Gross **PARCEL ID:** 05-26-16-0030-07800-0270

NOTES: Small office for lease on Main St. in Downtown New Port Richey. Ideal for attorney, financial planner, CPA and more. Great signage visibility. Parking on site and street. Walking distance to shops restaurants, banking and Sims Park.

KEY HOOK #: 46

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3'X4'

LISTING CODE: LO-1327-3-31

SHOWING INFORMATION: Call listing agent for showing.

LEASING INFORMATION

PROJECT SIZE: 1,932 SF

SPACE AVAILABLE: 1,062 SF Office
336 SF Garage

PARKING: 3 plus street parking

OCCUPANCY: Immediate

MONTHLY RENT: \$2,400 per month Modified Gross

ESCALATION: 5% annually

OTHER CHARGES**LESSOR LESSEE**

*Real Estate Taxes

X

*Tenant will be responsible for Real Estate Taxes and
Insurance increase over base year.

*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: Pylon