



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

Commercial/Investment/Real Estate Services

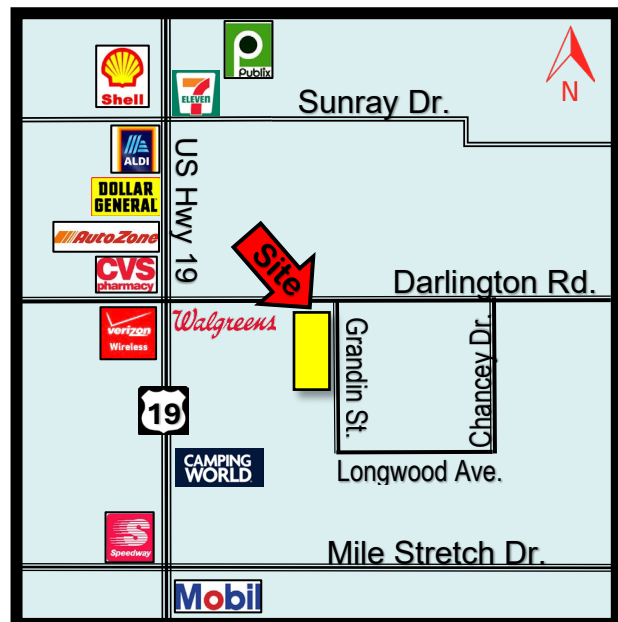
SI-1682

# PROFESSIONAL / MEDICAL OFFICE FOR SALE



**4642 DARLINGTON RD.**  
**HOLIDAY, FL 34690**

- FREE-STANDING BUILDING
- 3,972 SF AND GOOD PARKING
- GREAT FOR MEDICAL OR GENERAL OFFICE
- FLEXIBLE LAYOUT
- CLOSE TO MAJOR RETAILERS
- EASY ACCESS
- JUST OFF US HWY 19
- **PRICE: \$530,000**



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REVISED: 4/9/25

## PROPERTY OVERVIEW

SI-1682

**ADDRESS:** 4642 Darlington Rd.  
Holiday, FL 34690

**LOCATION:** Property is located on South side of Darlington Rd. just East of US Hwy 19 N.

**LAND AREA:** .47 acres  
**DIMENSIONS:** 95' X 200'

**ZONING:** R-4 (County of Pasco)  
**LAND USE:** R- Residential  
**FLOOD ZONE:** X (no flood insurance required)

**IMPROVEMENTS:** 3,972 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1990

**UTILITIES:** Electric – Duke Energy / Septic  
Water – (Sunshine Water Service) / Trash- (Independent)

**PARKING:** 5/1,000

**PRESENT USE:** Medical Office

**TAXES:** \$5,335.32 (2024)  
**PARCEL ID:** 30-26-16-0010-03700-0010

**TERMS:** Cash to Seller

**TRAFFIC COUNT:** 67,500 VPD (US Hwy 19 & Darlington Rd.)

**PRICE:** \$530,000

**NOTES:** 3,972 SF free-standing medical building for sale. Space includes reception area, large waiting room, manager's office, 4 offices, multiple exam rooms, lab, restrooms and file room. Ideal for medical or any professional office user. Easy access off US Hwy 19.

**KEY HOOK #14**  
**K&H SIGNAGE:** 3' X 4'  
**SHOWING INFORMATION:** Call listing agent for showing.

**ASSOCIATE:** Monique Petronje (813) 743-5056  
**LISTING CODE:** SI-1682-3-25

