

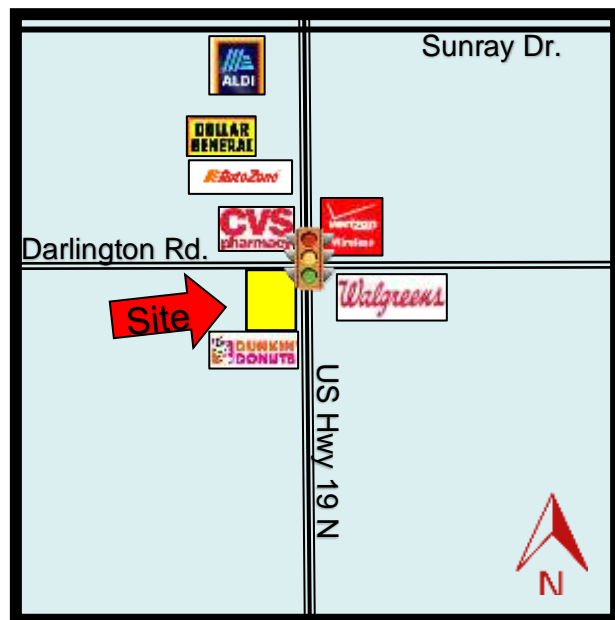


# HARD CORNER INVESTMENT RE-DEVELOPMENT OPPORTUNITY **FOR SALE**



**2435 US HWY 19 N  
 HOLIDAY, FL 34691**

- FULLY SIGNALIZED INTERSECTION
- 2.86 ACRE PARCEL
- 50,000 SF OFFICE/RETAIL BUILDING
- HIGHLY TRAFFICKED NORTH SOUTH CORRIDOR
- EXCELLENT DEVELOPMENT POTENTIAL
- HIGH VISIBILITY LOCATION
- MULTIPLE EASY ACCESS POINTS
- PRICED AT \$60 PER SF
- **PRICE: \$3,450,000**



REVISED: 2/6/24

## PROPERTY OVERVIEW

SI-1654

**ADDRESS:** 2435 US Hwy 19 N.  
Holiday, FL 34691

**LOCATION:** South west corner of US Hwy 19 and  
Darlington Rd.

**LAND AREA:** Irregular (330' x 330') see survey  
**DIMENSIONS:** 2.86 acres

**ZONING:** C-2 Pasco County  
**LAND USE:** ROR – Pasco County  
**FLOOD ZONE:** X (No Flood Insurance Required)

**IMPROVEMENTS:** 50,000 +/- SF Office / Retail

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

**YEAR BUILT:** 1971 Renovated in 2020

**UTILITIES:** Electric – (Duke Energy)  
Water & Sewer – (FGUA) / Trash – (Waste Connection)

**PARKING:** 4.4 spaces per 1,000 +/-

**PRESENT USE:** Office / Retail

**TAXES:** \$33,349 (2023)

**PARCEL ID:** 30-26-16-0010-04900-0020

**PRICE:** \$3,450,000

**TRAFFIC COUNT:** 64,500 VPD

**TERMS:** Cash at Closing

**NOTES:** Excellent investment opportunity. Existing 50,000 SF multi-story office and retail building which has been significantly renovated. Property contains 2.86 acres and is located at a fully signalized intersection on one of West Florida's major North/South corridors. This six story building is located in one of the fastest growing markets on Florida's west coast located near high-end water front communities of Aloha Gardens and Key Vista.

**KEY HOOK #:** T.B.D.

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1654-2-27

**SHOWING INFORMATION:** Call listing agent for showing.



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