



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

Commercial/Investment/Real Estate Services

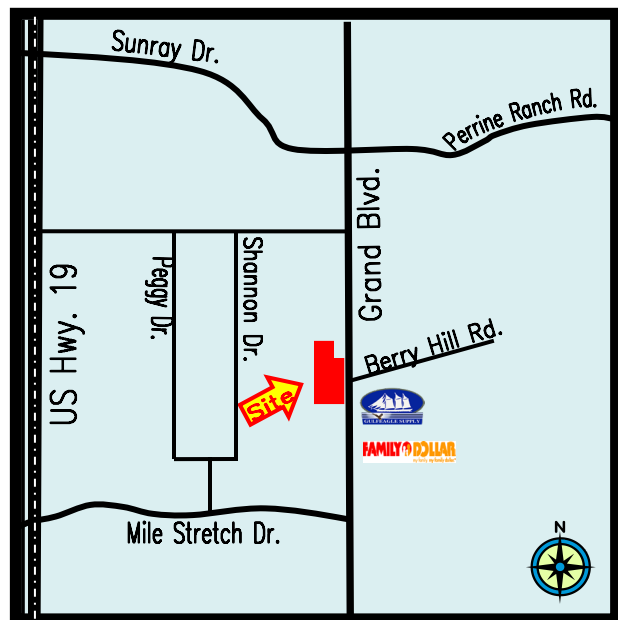
SI-1671/LO-1340

# FREE STANDING BUILDING FOR SALE



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

- IDEAL FOR OWNER USER
- CREDIT TENANT IN PLACE PROVIDING STRONG INCOME
- TOTAL BUILDING IS 22,814 SF
- OWNER CAN OCCUPY BALANCE OF BUILDING WHICH IS UP TO 13,932 SF
- EXCELLENT PARKING WITH OUTSIDE STORAGE
- LEASE RATE: \$14.00/SF, MODIFIED GROSS
- **SALE PRICE: \$2,495,000**



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

[www.kleinandheuchan.com](http://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.

**DIMENSIONS:** Irregular

**LAND USE:** ROC- Retail /Residential/ Office

**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  
**PARKING:** 5.80/1000 (133 spaces)

**TAXES:** \$33,728.09 (2025)

**SALE PRICE:** \$2,495,000

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

**LEASE PRICE:** \$14.00/SF Modified Gross

**TERMS:** Cash to seller

**NOTES:** Very attractive Owner / User property with existing rental income in place. 22,800 SF total building with approximately 14,000 SF available for occupancy. Existing tenant is a Department of the State of Florida offering excellent credit quality. They currently pay \$20.50/SF, Full Service. The State of Florida has been located at this property for over ten (10) years. Very high parking ratio at this property with approximately 133 spaces. Potential for outside storage with the large lot. Existing single-family house on property can be used by owner or rented. Great for office or service users.

**KEY HOOK #:** None

**ASSOCIATE:** Monique Petronje

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** SI-1671/LO-1340-3-25

**SHOWING INFORMATION:** Call Listing Associates to set appointment.

**LEASING INFORMATION:**

**PROJECT SIZE:** 22,814 SF      **SPACE AVAILABLE:** 7,017 SF  
**OCCUPANCY:** Immediate      **MINIMUM TERM:** 3 Years  
**ESCALATION:** 3%      **PARKING SPACES:** 5.80/1000  
**RENT:** \$8,187.00/Month + Electric      **SIGNAGE:** Monument

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash	X	
Exterior Maintenance	X	
Interior Maintenance		X
Water	X	
Management	X	
Electric		X

**SURVEY:**

