

MODERN MEDICAL OFFICE BUILDING

Free Standing, Over 4,674 RSF. 32-Asphalt Surface Parking Spaces. New Port Richey, Tampa Bay Area

OFFERED AT \$1,200,000

DO NOT VISIT OR CONTACT OWNER - APPOINTMENT REQUIRED



CONFIDENTIAL OFFERING MEMORANDUM

[CLICK HERE FOR PROPERTY WEBSITE](#)

Beachfront Realty Commercial Division Gustavo Farfan
C. 786-200-8700 gustavo@gustavofarfan.com





MEDICAL - OFFICE BUILDING, NEW PORT RICHEY, FL

4,674 SF Free Standing 0.62 Acres | 32 Parking Spaces

Price: \$1,200,000 - \$256.7 x sf

Situated on 0.62 acres, with 4,674 RSF, and 715 SF Canopy. The property includes 32 surface asphalt parking spaces, ensuring convenience for staff in the rear and patients in the front and private picnic area with a vegetable garden. Located just 1.5 miles from Downtown New Port Richey and with seamless access to U.S. Highway 19, the building offers strategic connectivity throughout the region. Proximity to major healthcare institutions such as Morton Plant North Bay Hospital and HCA Florida Trinity Hospital adds further value for medical operators. This property delivers a rare combination of adaptability, infrastructure resilience, and accessibility, making it equally attractive to healthcare providers and corporate office users. Easy to show. For appointments, call or text Gustavo at 786-200-8700. Please do not disturb the owner. ASKING \$1,200,000



Aerial Sunset



Main Lobby Reception

OFFERING MEMORANDUM

5321 Grand Blvd. New Port Richey (Tampa Bay), FL 34652
Medical - Corporate - Technology - Office Building
Delivered Vacant

Brokerage & Seller Representation

Beachfront Realty – Commercial Division

Seller Representative: Gustavo Farfan

Florida Broker License #: 3338454

Office Address: 517 Arthur Godfrey Rd., Miami Beach, FL 33140

Executive Summary

This Offering Memorandum presents a unique opportunity to acquire a stand-alone medical and/or corporate office property located at 5321 Grand Blvd., New Port Richey, within the Tampa Bay metropolitan area. Originally designed and constructed as a medical building, the property has been substantially upgraded and is currently configured as a high-end technology office while retaining all medical infrastructure.

Investment Highlights

- Over 4,674 SF stand-alone medical / office building
- 0.62-acre site (26,877 SF)
- 32 on-site surface parking spaces
- Medical infrastructure preserved
- Significant recent capital improvements
- Ideal for medical, outpatient, or corporate office users

Property Description

The property is a self-contained commercial building offering flexible medical and office layouts. A newly designed contemporary reception area welcomes visitors, complemented by a glass-enclosed conference room. The interior includes multiple private offices, bathrooms, and specialized rooms suitable for medical or technology-driven operations.

Infrastructure & Systems

- Three-phase AC electrical power
- High-density internet and structured data wiring
- Designed for 24/7, high-availability operations
- Fully upgraded and operational kitchen
- Bedroom area with full bathroom and shower

Energy Efficiency & Improvements

- Newly maintained AC Packaged- Rooftop 2025.
- Energy-efficient roof upgrade, renovated 2018-2019
- White reflective roof coating. Designed to reduce roof surface temperature and lower energy consumption by up to 35%

Site & Parking

Situated on a 0.62-acre parcel, the property features 32 asphalt surface parking spaces, a rare amenity for medical or office properties of this size. The site allows for efficient circulation, patient access, and employee parking. (22 front spaces; 10 rear spaces)

Medical & Healthcare Proximity

- Morton Plant North Bay Hospital – approx. 2 miles
- HCA Florida Bayonet Point Hospital – approx. 6 miles
- HCA Florida Trinity Hospital – approx. 6.5 miles
- New Port Richey VA Outpatient Clinic – approx. 3 miles
- Tampa General Medical Group (Trinity) – approx. 6 miles

Location & Regional Access

- Downtown New Port Richey – approx. 1.5 miles
- Downtown Tampa – approx. 38 miles
- Tampa International Airport (TPA) – approx. 34 miles
- St. Pete–Clearwater International Airport (PIE) – approx. 28 miles
- Immediate access to U.S. Highway 19
- Close proximity to Suncoast Parkway

Zoning & Use

The property is suitable for a wide range of medical and professional office uses, including:

- Medical and dental practices
- Outpatient clinics
- Diagnostic and imaging centers
- Technology firms
- Corporate headquarters or regional offices

Qualified Buyers Only - Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Beachfront Realty – Commercial Division for informational purposes only and is intended solely for the use of the recipient. All information regarding the subject property located at 5321 Grand Blvd., New Port Richey (Tampa Bay), FL 34652 is confidential and proprietary. By accepting this material, the recipient agrees not to disclose, distribute, or reproduce any information contained herein without the prior written consent of Beachfront Realty. This information may not be used for any purpose other than evaluating a potential transaction involving the subject property. All information has been obtained from sources deemed reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information. Recipients are encouraged to conduct their own independent due diligence..

Subject Property Report

5321 Grand Blvd - Parcel #
08-26-16-0230-00000-0270
New Port Richey, FL 34652 - Medical / Office Building



PARCEL DETAIL	
Parcel ID	08-26-16-0230-00000-0270
Municipality Name	City of New Port Richey
Subdivision	Crafts Sub
Land Use	Office Building
Zoning Code	O
Census Tract	030800

IMPROVEMENTS	
Building Size	Over 4,674 SF
Existing FAR	0.17
Stories	1
# of Buildings	1
Year Built / Renov	1976 / 1985
Building Quality	Fair
Construction	Masonry
Exterior Walls	Concrete Block
Flooring	Tile
Roof	Gambrel
Heating	Gas/Wood
Garage	Carport

OWNER	
Recorded Owner	

LAND	
Acres	0.62 AC
Land SF	26,877 SF

SALES REPRESENTATIVE	
Broker	Ernesto Gustavo Farfan Beachfront Realty BK #3338454

LOCATION	
Market	Tampa - FL
CBSA	Tampa
DMA	Tampa-St Petersburg (Sarasota), FL
County	Pasco
State	Florida

Zip	34652
Country	United States
Latitude	28.236849
Longitude	-82.722839





Main Lobby Area



Main Conference Room





Upgraded Full Kitchen Area



Laundry Room



Front Office Reception



Picnic Area



5321 GRAND BLVD FEATURES LIST

LAUNDRY ROOM (1)

- Appliances and Fixtures
- Stacked Washer/Dryer
- Refurbishing of Custom Cabinets
- All water valves replaced with quarter turn ball valves
- Sink
- Faucet

COMPLETE BUILDING GENERAL UPGRADES

- Floor Covering
- All Lighting Fixtures (inside and out) fitted with LED Daylight 6,000 Lumens
- All Outlets and Light Switches face plates replaced
- Elimination of Pop-Corn Ceilings
- All New Speakers for Background Music Center
- Entire Building painted (inside and out)
- New Door Hardware (knobs and hinges)
- All Doors fitted with medical grade venting systems
- Parking Lot (32 spaces seal coated and re-stripped)
- Outside Sign Monument Refurbished and Painted
- Light Landscaping

Important Note*

The Current large room on the left-hand side of the floor plan is being use as a data center.

Notice that there are 5 doors that were originally divided into 5 offices. Each one of the offices preserves the sewer, water connections. In addition, all original vanities for the sink that match the rest of the building vanities (see video in the Drive) have been saved for re-use.

5321 GRAND BLVD FEATURES LIST

BATHROOMS (4)

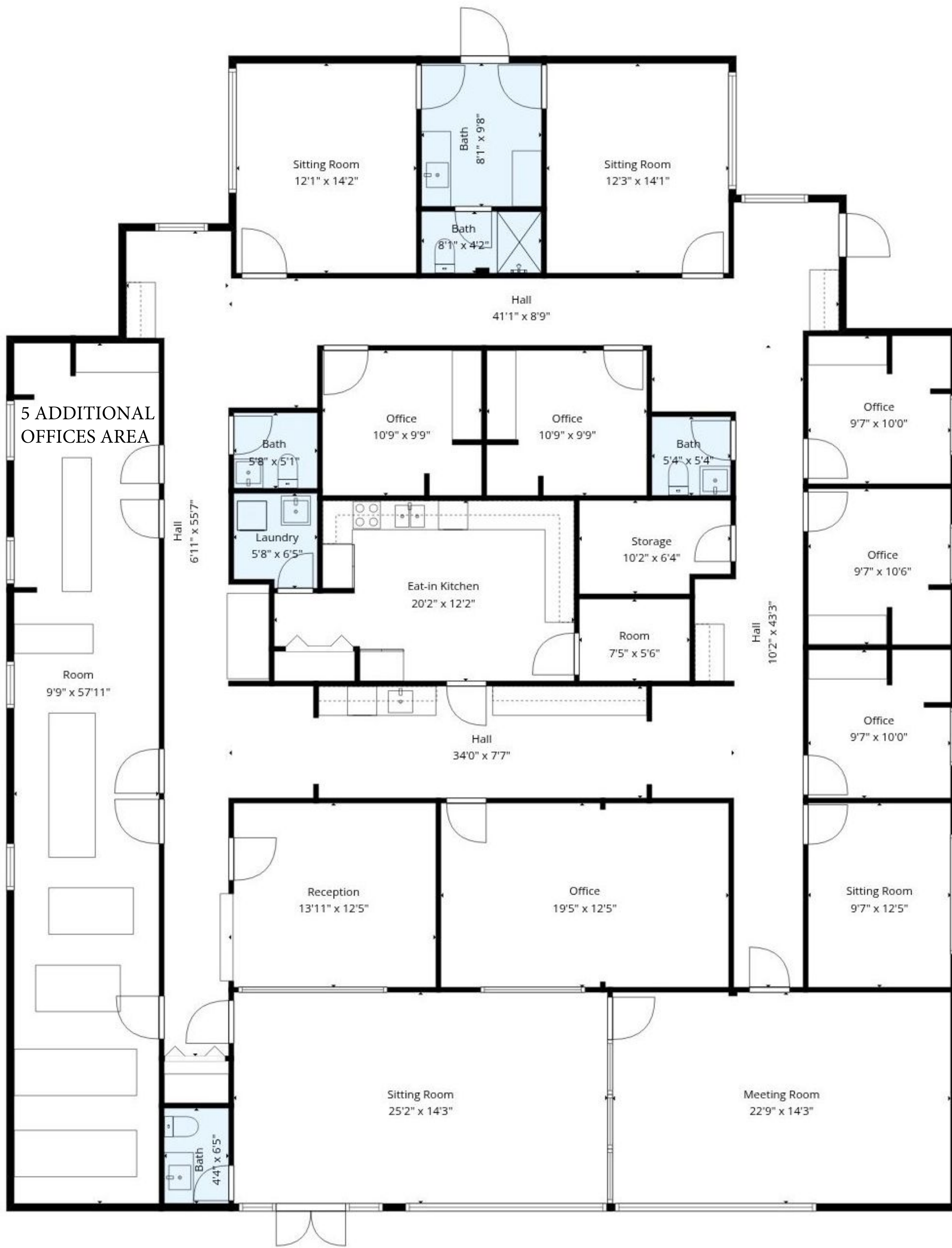
- Toilets
- Sinks
- Faucets
- Vanities
- Principal Bathroom fitted with full Fiberglass Shower
- On-Demand Hot Water Heater
- All water valves replaced with quarter turn ball valves

MAIN KITCHENS (1)

- Appliances and Fixtures
- Refrigerator
- Dishwasher
- Microwave
- 31-inch 4 Burner Countertop Cooktop
- Formica Countertops
- Refurbishing of Custom Cabinets
- Custom Tile Backsplash
- On-Demand Hot Water Heater
- All water valves replaced with quarter turn ball valves
- Sink, Faucet

PANTRY (1)

- Appliances and Fixtures
- Refrigerator (mini)
- Formica Countertops
- Refurbishing of Custom Cabinets
- Custom Tile Backsplash
- All water valves replaced with quarter turn ball valves
- Sink, Faucet

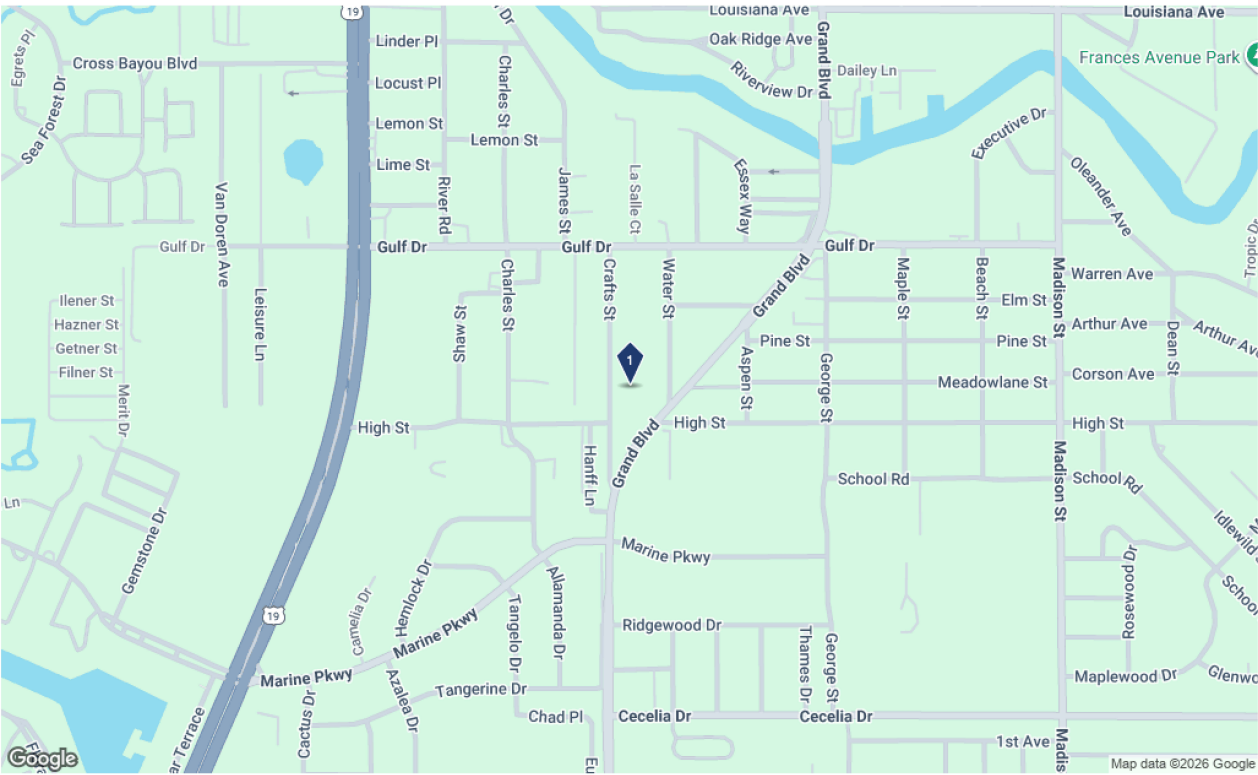


Total Square Foot 4,674 as per Property Records

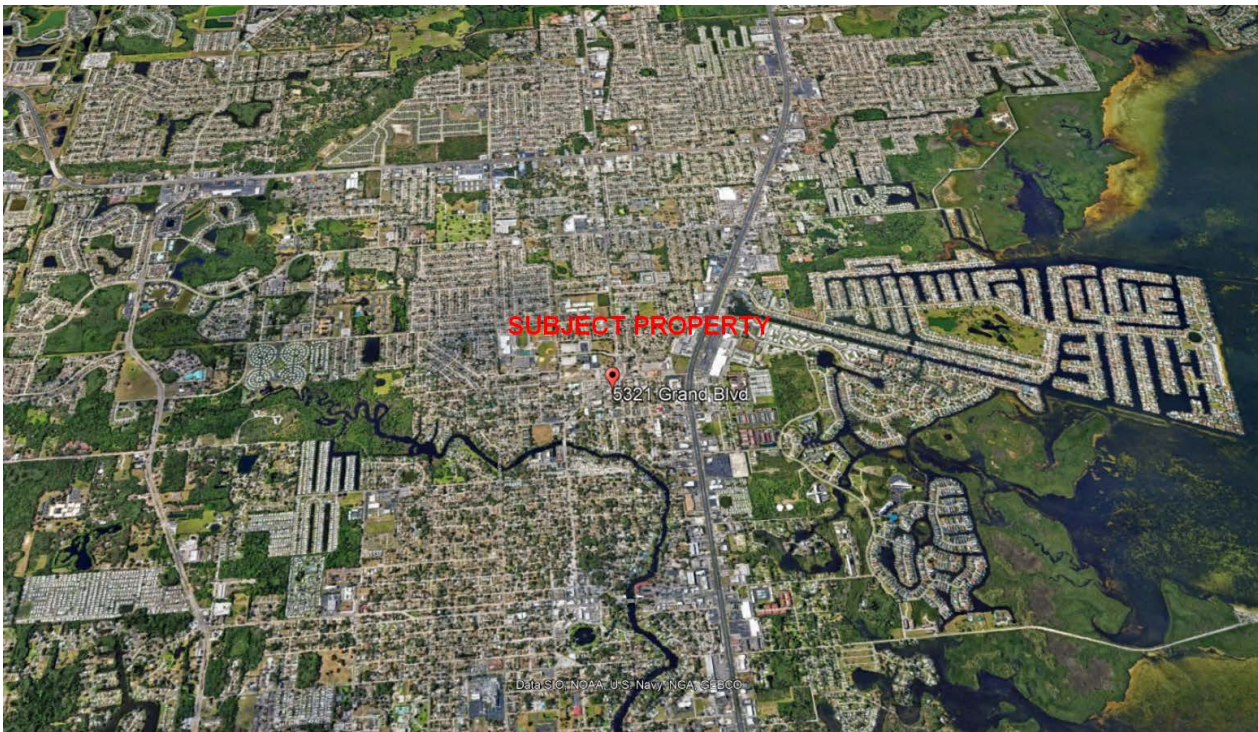
Measurements Deemed Highly Reliable, But Not Guaranteed.

ADDITIONAL PICTURES

◆ 5321 Grand Blvd. New Port Richey, FL



2026 CoStar Group - Licensed to Beachfront Realty, Inc - 1007129
Gustavo Farfan BK3338454



TAMPA, FLORIDA

MEDICAL / OFFICE OPPORTUNITY



OFFERING MEMORANDUM

Presented by: Gustavo Farfan
Beachfront Commercial Division

