

FOR SALE

Owner User or Investment



- 2,160± sq. ft. building located on prominent US Hwy 19 corner in Port Richey
- Updated interior with modern finishes throughout include plank flooring, fresh paint, recessed lighting, and premium plantation shutters installed on all windows
- Existing pylon sign offers great visibility!
- Flexible floor plan provides 3-4 private offices, large open workspaces or showrooms, break area, and two (2) restrooms
- Fenced rear yard is ideal for secure storage or operational use
- Two (2) entrances create the potential to accommodate multiple users, tenants or separate business operations
- Recently resurfaced & re-stripped parking lot provides plenty of parking and easy property access
- Located within Port Richey city limits
- Suitable for many types of retail or office uses - lots of possibilities!

8106 US Hwy 19 | Port Richey, FL 34668
FOR SALE | 2,160 SF Building

Free-Standing US 19 Building

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**COMMERCIAL ASSET
PARTNERS**

OFFERING SUMMARY

Address: 8106 US Hwy 19
Port Richey, FL 34668

Parcel ID: 29-25-16-0000-02200-0000

County: Pasco / City of Port Richey

Use: Office / Retail

Available Space: 2,160 ± SF

Parcel Size: .31± AC

Year Built: 1978 / 2025 - Renovated

Zoning: C3 - Port Richey

Utilities: Water/Sewer - City of Port Richey
Electric - WREC

Asking Price: \$ 499,000.00



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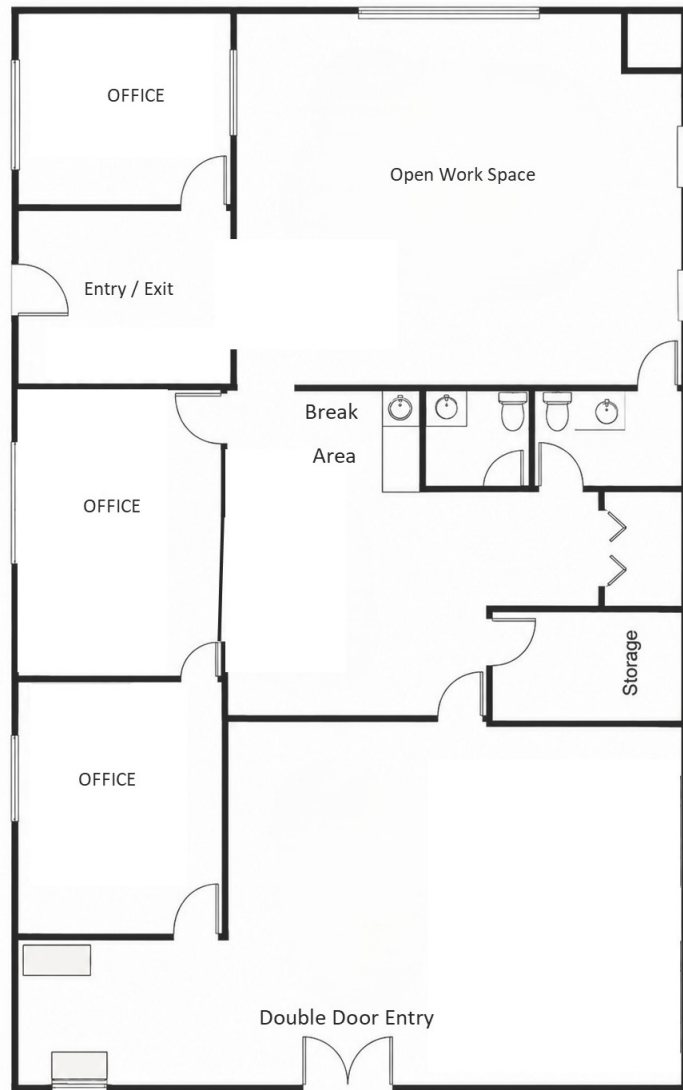
(727)376-4900

This information is believed to be accurate. Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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PROPERTY FEATURES



Floor Plan - 2,061 sf Available

*POINTS & LINES ARE APPROXIMATE



Open Work Spaces /
Conference Rooms



Break Room Area &
Storage Closet



Large Entry / Reception
or Showroom

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LOCATION SUMMARY

8106 US Highway 19 is strategically positioned within the city limits of Port Richey, Florida, along one of west Pasco County's most recognizable and highly traveled commercial corridors.

The property benefits from prominent US 19 frontage and a desirable corner location, providing strong visibility, convenient access, and daily traffic counts in excess of 65,000 vehicles per day.

US Highway 19 serves as a major north-south arterial connecting Port Richey with surrounding communities including New Port Richey, Hudson, Holiday, and Tarpon Springs. The surrounding corridor features an established mix of retail, office, automotive, restaurant, service-based, and commercial uses, supported by nearby residential neighborhoods.

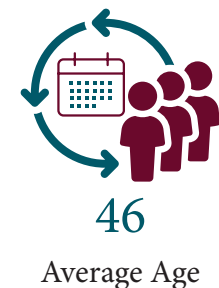
- Less than 12 Miles to the Suncoast Parkway
- 35 Miles to Tampa International Airport
- 32 Miles to University of South Florida



AERIAL



Demographics | 5 Miles



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