

**Welcome to: 4116 Grand Blvd**

"WALKING DISTANCE TO WALMART PROPERTY"

\$1,500,000 (12 Unit, 2 Story Bldg.)

Size: 8,280 sq. ft.

Lot Size: 0.27 acres 112ft x 110ft

Style: 2 Story

Taxes: \$6,016 (2006)

Built: 1926

Linda Hilyard, Broker

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Linda's Real Estate Solutions, LLC



WHERE YOUR SCHEDULE IS OUR SCHEDULE. HOME OF E-PRO SPECIALISTS

Linda's Real Estate Solutions Has Tried To Provide You With The Latest, Accurate Information Possible. However, this information is deemed to be correct but not guaranteed. If you have any info that would be of help to us, please do not hesitate to contact Linda.

Details

Address: 4116 Grand Blvd Type: Commercial Style: 2 Story "7 Units on 2nd Story" Bedrooms: N/A

"See additional Info" Bathrooms: N/A "See Additional Info" Size: 8,280 sq. ft. "4140 on each floor"

Lot Type: Rectangular Lot Size: 0.27 acres 112ft x 110ft "Almost Square/Corner Lot" Year Built:

1926 Taxes: \$6,016 (2006) MLS: 7212791

Description

\*In This Rapidly Growing Area of New Port Richey we find a BIT of history along with a great opportunity. Near the junction of SR54 and Grand Blvd. stands a 2 story bldg that was built in 1926. (NOT declared a historical bldg.). This was originally built to become a Bank. Here's A Great Opportunity to change this wonderful building into office spaces or keep the same. Building surrounded by other commercial properties. Wal-Mart purchased a large parcel of land within walking distance on 54. All roadwork has been completed, (according to Pasco County). \*\*Currently being used as Apartments and Other Business. First Floor: Unit 1 is a Beauty Salon. The Remaining 4 Units are 1 Bedroom Apartments.

Second Floor: Seven (7) Efficiency (Plus) Apartments Including full eat-in kitchen, bathroom, large closet, & living room/bedroom combo. Also 3 emergency exits. The long hallway has hardwood floors. \*\*\*This area of NPR is coming back to life. Why not be part of the great outcome? Please call for additional information & documents.

### Highlights

- 12 Unit Bldg. divided into several apts. as well as a Beauty Salon on the main floor. PLEASE ASK TO SEE FINANCIAL PAPERS ONCE YOUR QUALIFICATION HAS BEEN ESTABLISHED.
- 5 UNITS ON FIRST FLOOR AND 7 UNITS ON 2ND FLOOR.
- UPDATES AND REPAIRS COMPLETED IN PAST 2 YEARS.
- SELLER WILLING TO HOLD 50% OF MORTGAGE. CALL FOR ADDITIONAL DETAILS.

ARTIST RENDERING COMING SOON.

### Features

#### Interior Features

- Hardwood Floors

#### Heating

- Central Electric

#### Exterior Finish

- Concrete Block - Stucco

#### Sewer/Water Systems

- Public - Septic

#### Roof

- Built Up

### Lot Features

- Corner Lot - Fenced Yard

### Cooling

- 3+ Window / Wall Unit - Central Air

### Extra Features

- Cable Available

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Front of Building South Side of Bldg. West Side Facing Interior Hallway 2nd Story Interior Staircase Grand and Hwy 54 More To Follow

ADDITIONAL PHOTOS COMING WALMART-OWNED PROPERTY ON RIGHT.

SUBJECT PROPERTY VIEWABLE FROM HERE.



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