



A Publix prime commercial property is available for Sale or Lease!

The property is ideal for a National Franchise (Pizza Hut, KFC, TGI Fridays etc.)

It is located at the corner of a major lighted intersection (Ridge Road and DeCubellis Road New Port Richey, Florida)

This area is expected to increase in value as there are plans for an extension from Ridge RD/Moon Lake to connect to the Veterans Highway (SR 589), which will cut down the commute time to Tampa. This extension will increase traffic count on Ridge RD dramatically.

For more information:

Owner: Lazaros Terzidis

Tel: 727 493 2020

Email: terzidis@gmail.com

Private Website: www.grrealty.com



Property information:

Size 34,905 SF .8± acres

Real estate taxes for 2018 \$4,333

Parcel ID 32-25-17-0000-00400-0090

Sale Price \$1,290,000

Rental Rate: \$2.25 /SF/Yr

\$6,500/month (5-20 Years, 10% increase every five years)

Owner Financing!

The property is free and clear of any debt

Address	Ridge Road & Decubellis Road, New Port Richey, 34654 Pasco County, Florida
Location	The subject is located on the south west side of the Ridge road and Decubellis Road intersection in the Publix Shopping Center, Pasco County, FL.
Site Size	.8± acres 34,905 SF
Existing Land Use	C2
Contiguous Property uses	North C2 - East C2 - West Res - South C2
Flood Zone	A, X
Utilities & Services (Available at site)	Water - Sanitary Sewer - Storm Water - Electric - Fire
Property Tax Data	Parcel ID# 32 25 17 0000 00400 0090 R.E. Taxes \$4,333 (2018)
Ownership	Lazaros Terzidis
Legal Description	COM AT MOST SLY COR OF THE OAKS AT RIVER RIDGE UNITS FOUR B & C PB 36 PG 37 TH ALG NWLY R/W OF DECUBELLIS RD CURVE LEFT RAD 1410.00 FT CHD BRGN72DEG19'13"E 1026.11 FT TH N50DEG58'57"E 652.43 FT TH CURVE LEFT RAD 1940.00 FT CHD BRG N47DEG22'49"E 244.06 FT TH N43DEG47'16"E 253.94 FT FORPOB TH S89DEG43'32"W 34.78 FT TH N44DEG20'12"W 228.84 FT TH N45DEG39'48"E 140.00 FT TH S44DEG20'12"E 249.26 FT TO NWLY R/W OF DECUBELLIS RD THS43DEG47'16"W 115.07 FT TO POB OR 6581 PG 249

Comparable #1: Ridge Road & Decubellis Road, New Port Richey, 34654 FL
1.19± acres, C2, Ownership: Bering Margareta K Trust & Bering Wilhelm J
Sold on June 2017 for \$1,708,000

