

# MEDICAL - OFFICE BUILDING, NEW PORT RICHEY, FL

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

We are pleased to present for sale a modern free-standing Medical Building located at New Port Richey, Tampa Bay area. The property has undergone significant upgrades and modernization, positioning it as a versatile, high-end business environment suitable for Medical, Corporate or Technology-driven operations.

Upgrades feature contemporary reception area, glass-enclosed conference room, multiple private offices with water connections, specialized suites, upgraded electric 400 Amps double-metered, and medical infrastructure on each room for clinics, diagnostic centers, or outpatient facilities. Recent capital improvements include a new energy-efficient roofing system with reflective coating, a fully updated kitchen, a large flexible data center room, modern lighting, and robust electric infrastructure to support 24/7 business operations. PRICE: \$1,200,000



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## QUALIFIED BUYERS ONLY - CONFIDENTIALITY & DISCLAIMER

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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

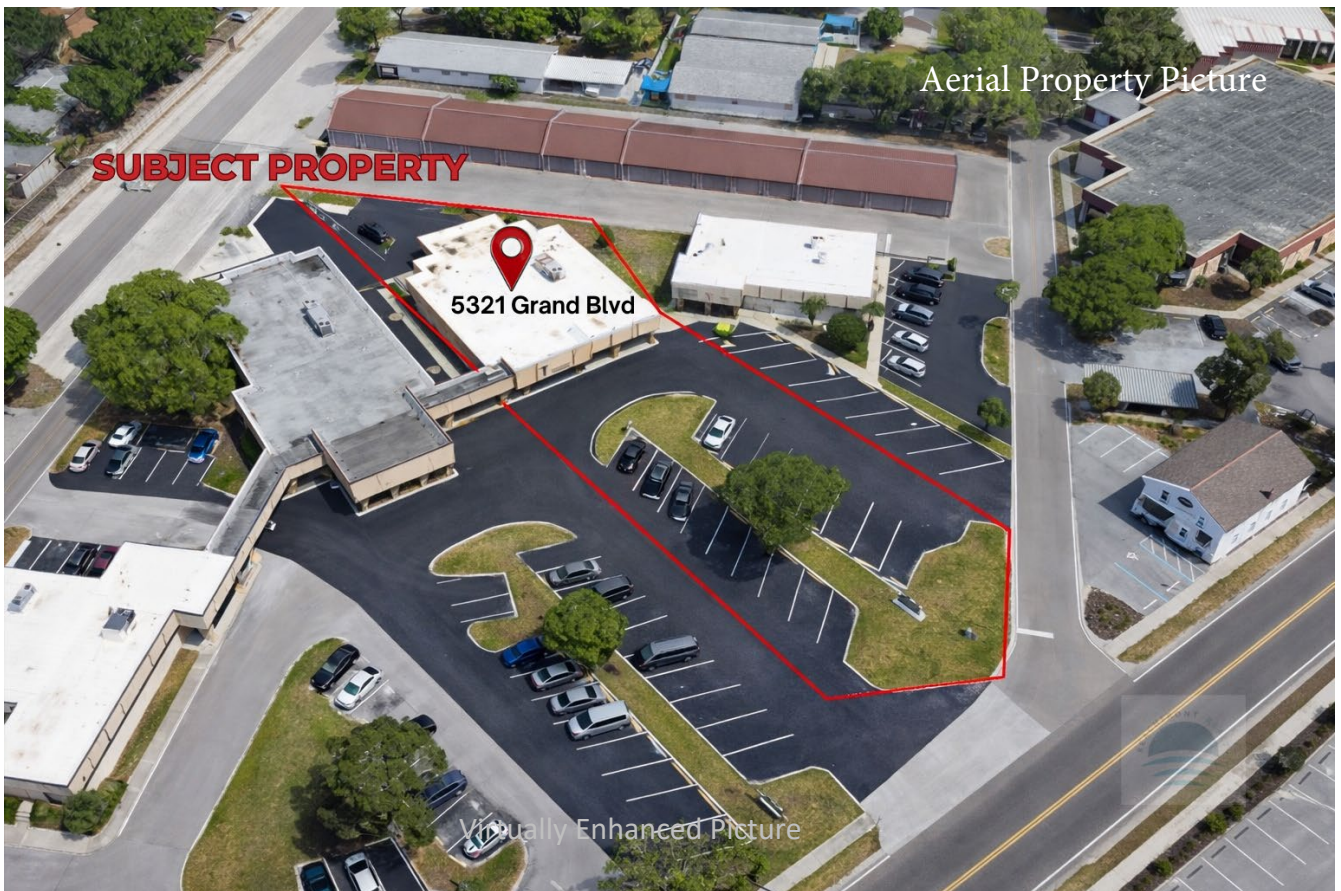


Main Lobby Reception



Virtually Enhanced Picture

32 Surface Parking Spaces



Aerial Property Picture

**SUBJECT PROPERTY**

5321 Grand Blvd

Virtually Enhanced Picture





Upgraded Full Kitchen Area



Laundry Room

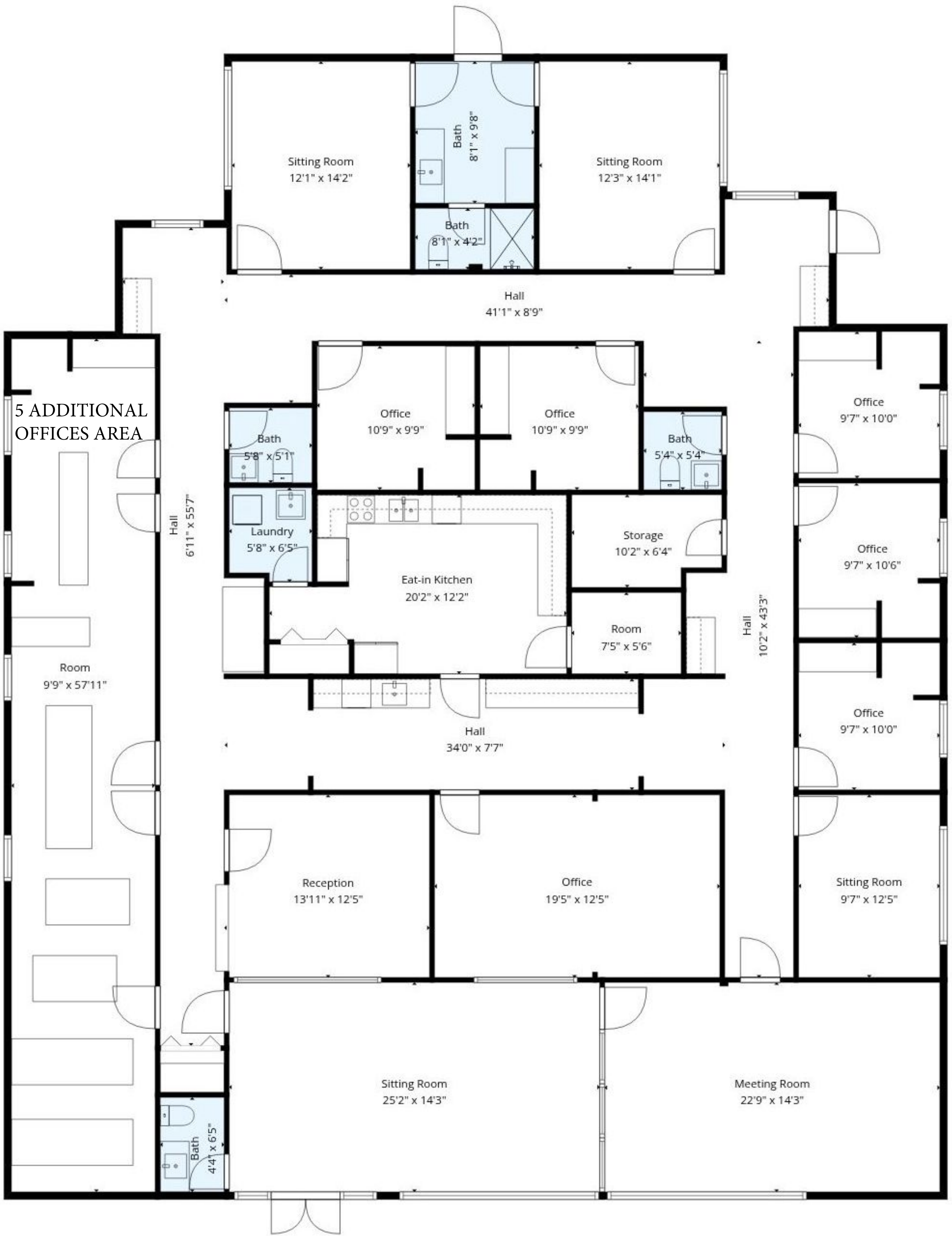




Front Office Reception



Picnic Area



Total Square Foot 4,674 as per Property Records

Measurements Deemed Highly Reliable, But Not Guaranteed.