



**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](mailto:terzidis@gmail.com)**

**Private Website: [www.grrealty.com](http://www.grrealty.com)**



**Property information:**

**Size 34,860 SF (140 x 249) .8± acres**

**Real estate taxes for 2017 \$4,185**

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

**Sale Price \$990,000**

**Short Term Lease: \$2,900/month (1-5 Years) \$3,480/month (5-10 Years)**

**Long Term Lease: \$4,800/month (1-20 Years, 10% increase every five years )**

**Owner Financing!**

**The property is free and clear of any debt**

<b>Address</b>	Ridge Road & Decubellis Road, New Port Richey, 34654 Pasco County, Florida
<b>Location</b>	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.
<b>Site Size</b>	.8± acres 34,860 SF (140 x 249)
<b>Existing Land Use</b>	C2
<b>Contiguous Property uses</b>	North C2 - East C2 - West Res - South C2
<b>Flood Zone</b>	A, X
<b>Utilities &amp; Services</b> (Available at site)	Water - Sanitary Sewer - Storm Water - Electric - Fire
<b>Property Tax Data</b>	Parcel ID# 32 25 17 0000 00400 0090 R.E. Taxes \$4,185 (2017)
<b>Ownership</b>	Lazaros Terzidis
<b>Legal Description</b>	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

