



**UNITED STATES
BANKRUPTCY SALE**

**6,270± SF Medical Office
Building**

**7347 Ridge Road
Port Richey, Florida**

**ACCEPTING
OFFERS**

CONTENTS

OVERVIEW	3
PHOTOGRAPHS	5
LOCATION MAPS	8
COMMUNITY OVERVIEW	11
TEAM SUMMARY	12



DISCLAIMER AND CONFIDENTIALITY

THIS AUCTION PROPERTY PACKAGE HAS BEEN PREPARED SOLELY FOR INFORMATION PURPOSES TO ASSIST A POTENTIAL BIDDER IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE PROPERTY. THE SELLER AND ITS AGENT, FISHER AUCTION COMPANY SPECIFICALLY DISCLAIM ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS PROPERTY INFORMATION PACKAGE OR OF ANY OF ITS CONTENTS. ALL FINANCIAL INFORMATION IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY. THE PROPERTY IS BEING SOLD IN **"AS IS," "WHERE IS" CONDITION** AS OF THE DATE OF THE CLOSING THEREON. THE SELLER WILL MAKE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE THE PROPERTY. THE SELLER AND ITS AGENT, FISHER AUCTION COMPANY DISCLAIM ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED CONCERNING THE PROPERTY DISCUSSED IN THIS PROPERTY INFORMATION PACKAGE. THE SELLER AND ITS AGENT, FISHER AUCTION COMPANY HAVE ONLY LIMITED KNOWLEDGE OF THE CONDITION OF THE PROPERTY. THE PURCHASE OF THE PROPERTY WILL BE BASED SOLELY ON A BUYER'S OWN INDEPENDENT INVESTIGATION AND FINDINGS AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER AND ITS AGENT, FISHER AUCTION COMPANY



800.331.6620

www.FisherAuction.com

OVERVIEW

US BANKRUPTCY SALE

Fisher Auction Company is pleased to present a Prime Freestanding Medical Office Building in desirable Port Richey, Florida.

HIGHLIGHTS

- Freestanding Medical Office Building on busy Corridor of Ridge Road
- Large 6,270± SF Building with 23 Offices / Exam Rooms, Conference Room, Open Clinical Area, Patient Waiting Area, Reception Area, Storage Rooms, Kitchen / Breakroom and Men's / Women's Restrooms
- Prime Location just 1.5± Miles East of US 19
- Huge 1.33± Acre Lot with 32 Surface Parking Spaces
- Excellent Exposure with 215± Feet along Ridge Road
- Within Minutes to I-75 and other Major Thoroughfare Access
- Close Proximity to Commercial, Retail and Residential Development
- 40 Minutes from Tampa International Airport
- Perfect Opportunity for End User to Occupy or Lease as Investment
- Highest bid being subject to the Bankruptcy Court's and Debtor's final approval and acceptance of price, plus the six percent (6%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents | 3% Broker Participation of the Final Bid Price (More details on page 11)



OVERVIEW

US BANKRUPTCY SALE

PROPERTY DETAILS

- **Address:** 7347 Ridge Road, Port Richey, FL 34668
- **Location:** North side of Ridge Road 1.5 Miles East of US 19
- **Improvements:** 6,270± SF Building with 23 Offices / Exam Rooms, Conference Room, Open Clinical Area, Patient Waiting Area , Reception Area, Storage Rooms, Kitchen / Breakroom and Men's / Women's Restrooms. Built in 2004
- **Construction:** Concrete Slab on Grade Foundation, Masonry Frame, Concrete Block Walls, Concrete Tile Gable Roof, Central HVAC Systems, Tile and Vinyl Flooring
- **Directions:** From US 19 turn East on Ridge Road and proceed to Address
- **Parking:** 32 Surface Spaces
- **Frontage:** 218± Feet along Ridge Road
- **Traffic Count:** 23,500 AADT
- **Land Area:** 1.33± Acres / 57,934.80± Square Feet
- **Zoning:** Pasco County. C2 - General Commercial See Zoning Section for Uses and Requirements
- **Primary Uses:** Retail, Office, Lodging
- **Taxes:** 2021 - \$15,216.75
Tax Assessment Value - \$842,819.00
- **Folio No:** 2725160010027000013
- **Flood Zone:** Zone X - Panel No. 12101C0187G
- **Utilities:** Water/Sewer/Electric available to site
- **Access:** Property has excellent access on Ridge Road from Eastbound and Westbound Lanes



PROPERTY PHOTOGRAPHS

US BANKRUPTCY
SALE



PROPERTY PHOTOGRAPHS

US BANKRUPTCY
SALE



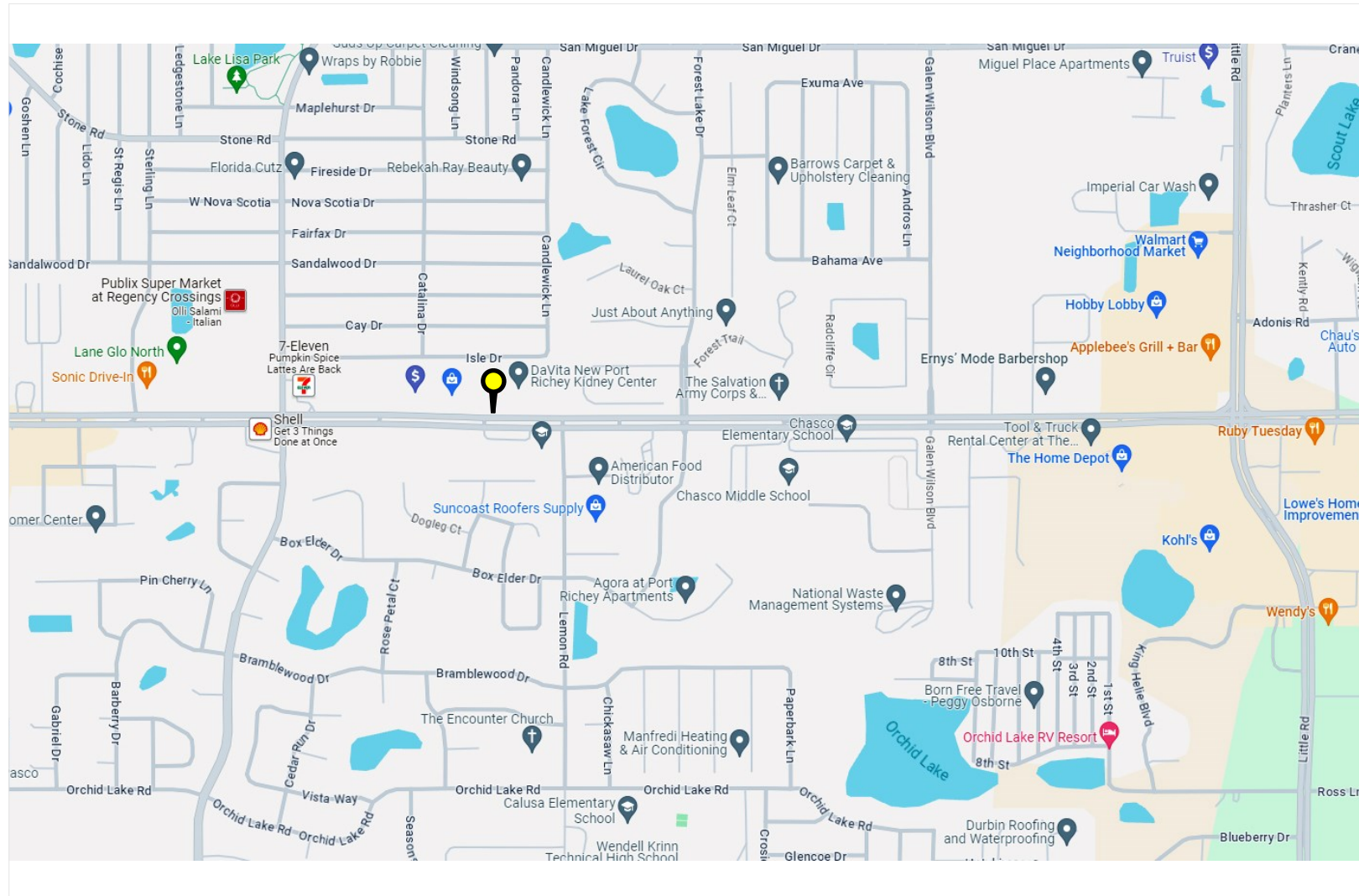
PROPERTY PHOTOGRAPHS

US BANKRUPTCY
SALE



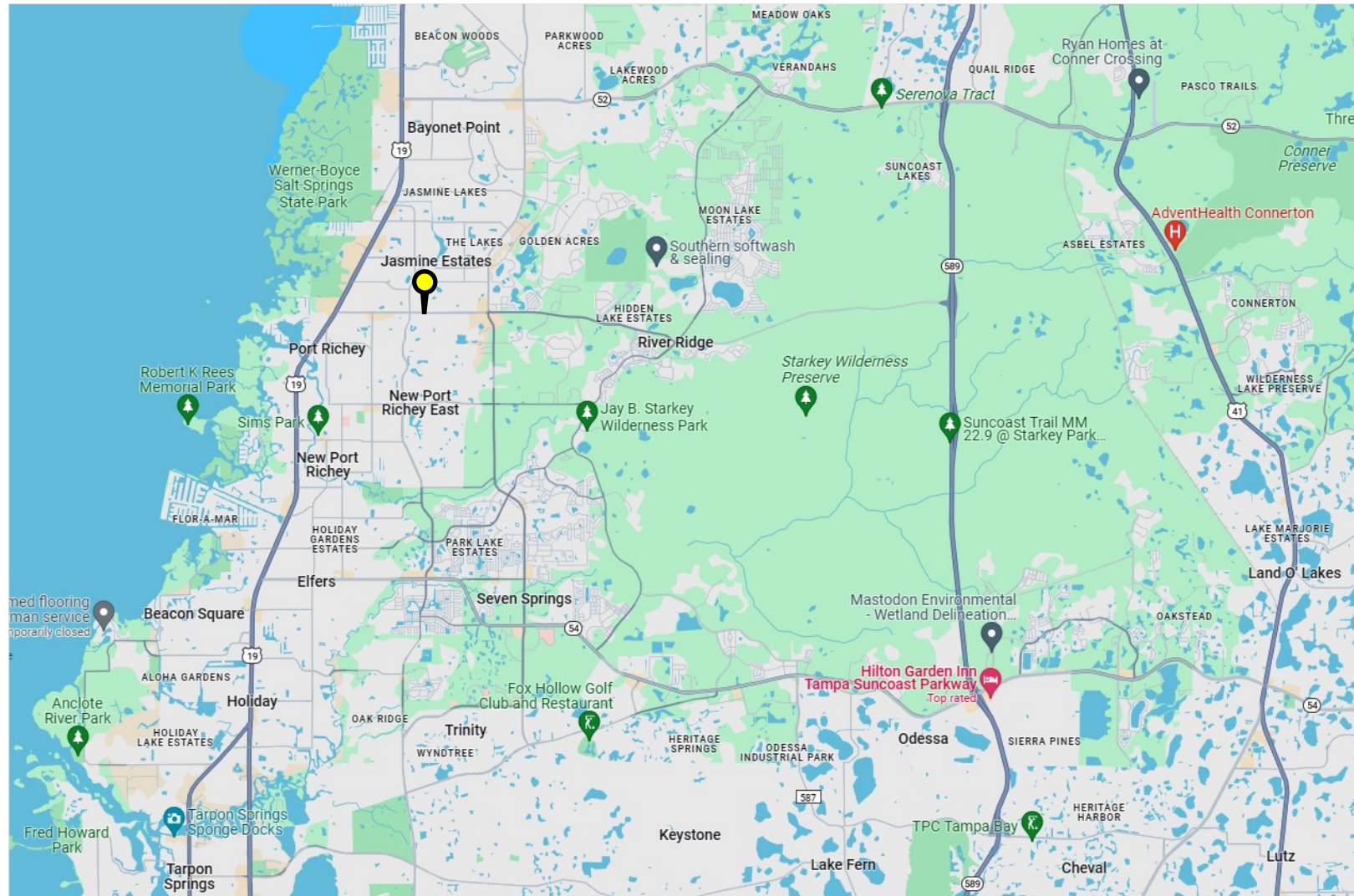
LOCATION MAP

US BANKRUPTCY SALE



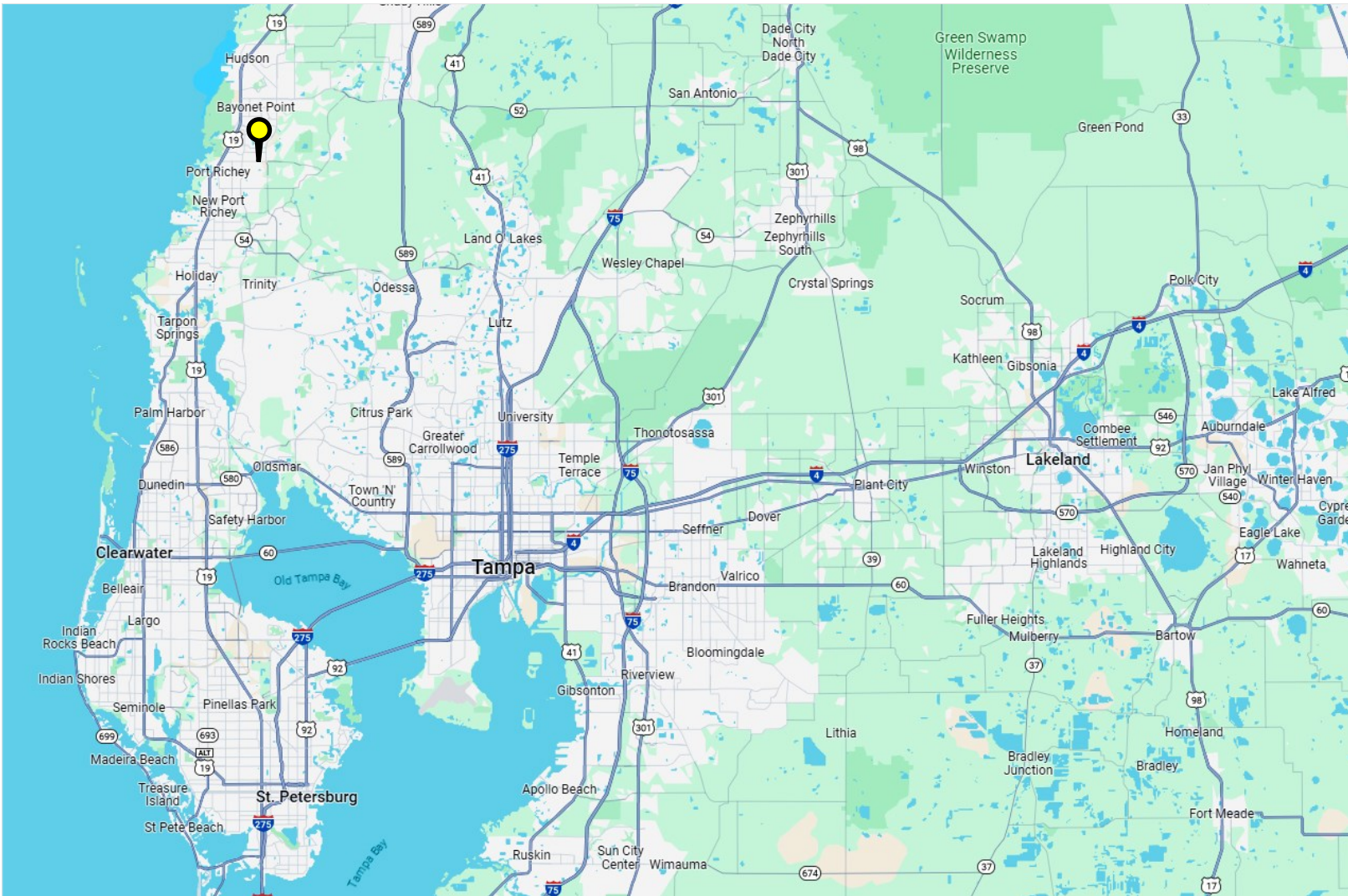
LOCATION MAP

US BANKRUPTCY SALE



LOCATION MAP

US BANKRUPTCY SALE



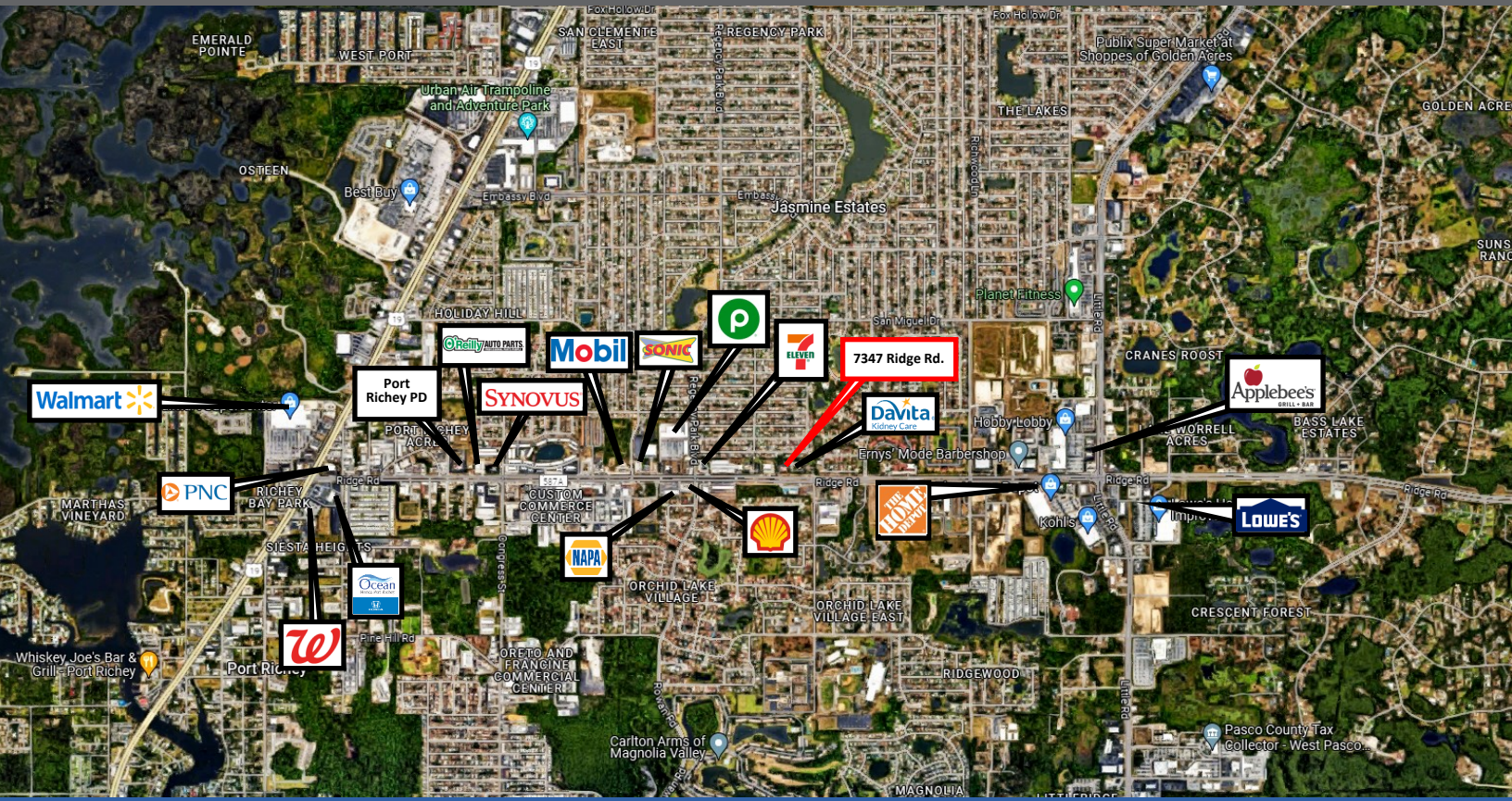
COMMUNITY OVERVIEW

Port Richey is a city in Pasco County, Florida, United States. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. Port Richey has remained a small port city catering to sport and professional fisherman. Among its more famous residents were June and Johnny Cash, who owned a small bungalow along the Cotee River from 1979 until 2002. On several occasions proposals were made, and defeated, to abolish the town and merge with New Port Richey. Port Richey continues to operate its own police and fire departments. In recent years, this sleepy little town has begun to come alive with activity and development. U.S. Highway 19, the main artery through the city, is lined with restaurants, hotels, a shopping mall, and other businesses. The Port Richey Waterfront District is undergoing a business boom with the promise of becoming a lively night entertainment area with restaurants, bars, and riverfront recreation.

DEMOGRAPHIC

	PORT RICHEY, FL	TAMPA, FL	PASCO COUNTY, FL
POPULATION	3,027	380,476	551,598
MEDIAN HH INCOME	\$44,792	\$59,893	\$58,084
MEDIAN AGE	48.1	35.9	44.1
MEDIAN PROPERTY VALUE	\$206,200	\$277,700	\$193,000

*INFORMATION OBTAINED FROM DATAUSA.IO



TEAM SUMMARY

US BANKRUPTCY SALE

Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 56 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



LAMAR FISHER
CHIEF EXECUTIVE OFFICER
of FISHER AUCTION

Lamar@fisherauction.com

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its Chief Executive Officer. For over 43 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher’s proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$6 Billion.



Patricia McGrath
In-House Counsel



Francis Santos
President



Paul Fisher
Executive Vice President



Andre LaBauve
Chief Financial Officer



Doug Dennison
Sr. Project/Sales
Manager



Ben Whidden
V.P. of Business Development
Central Florida



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher's Dubai Ambassador

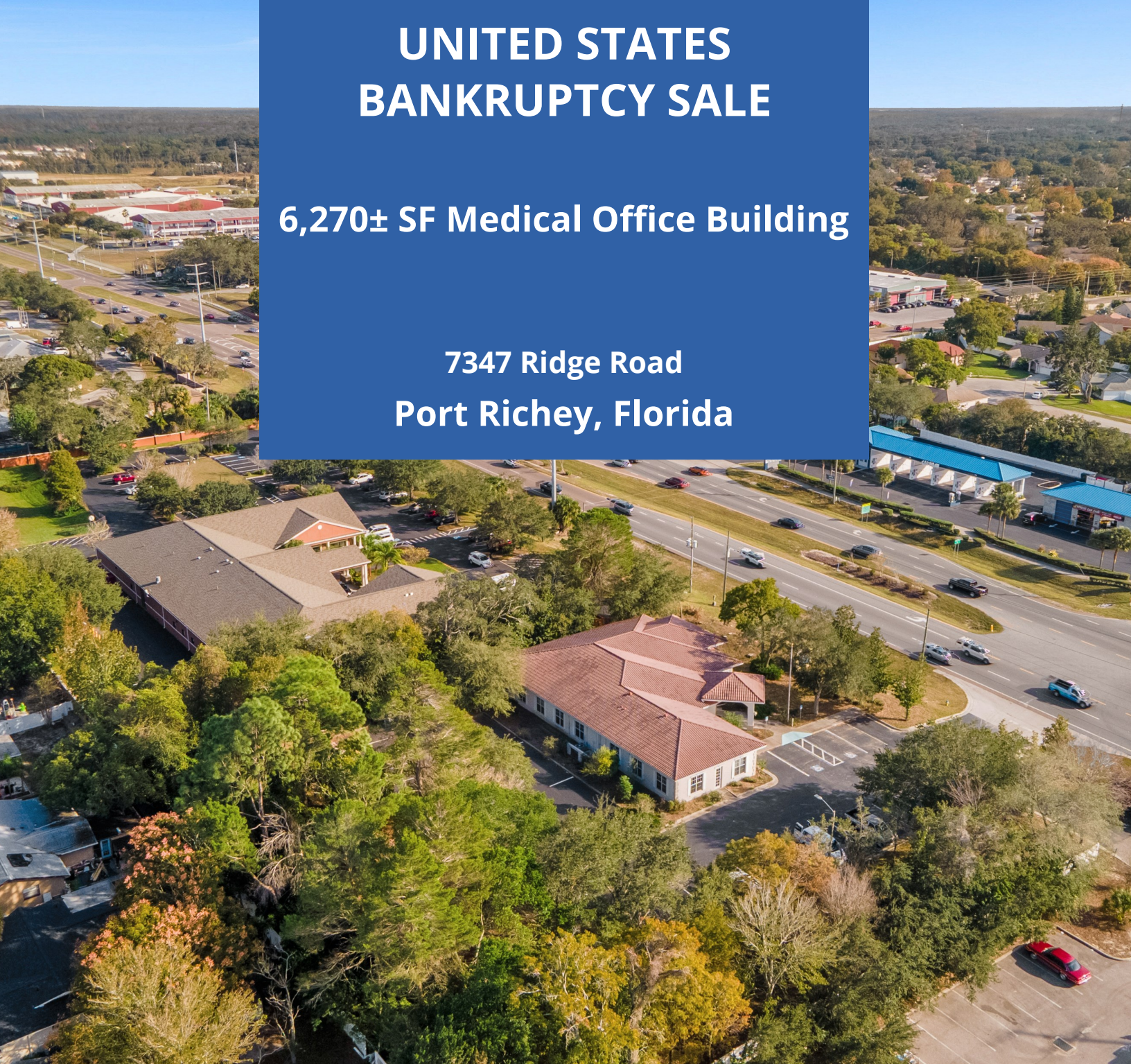


800.331.6620
www.FisherAuction.com

UNITED STATES BANKRUPTCY SALE

6,270± SF Medical Office Building

7347 Ridge Road
Port Richey, Florida



For More Information and Property Tours:

Francis D. Santos

754.220.4116

francis@fisherauction.com



FISHER AUCTION COMPANY

2112 EAST ATLANTIC BOULEVARD | POMPANO BEACH, FLORIDA 33062